NEW OWNER:
ANTHONY FACELLO
806 Clarke St
Old Hickory, TN 37138

SEND TAX BILLS TO:
806 Clarke St.
Old Hickory Tn. 37138
Attn: Anthony Facello

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1294

Map & Parcel No.: 04415020200

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans: T20170078588 DEEDWARR
Recvd: 09/08/17 08:49 3 pgs
Fees: 18.00 Taxes: 591.63
20170908-0092284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($159,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RONALD C. SMITH and JEANIE JOHNSON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANTHONY FACELLO, unmarried**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being known and designated as all of Lot No. 204 on the Plan of Section A, Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to RONALD C. SMITH and JEANIE JOHNSON, as joint tenants with rights of survivorship, by virtue of a Quitclaim Deed from Victor Hazelwood, Trustee, dated December 4, 2009, and recorded in Instrument No. 20100106-0001111, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 806 CLARKE STREET, OLD HICKORY, TENNESSEE 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 17 day of AUGUST, 2017.

Ronald C Smith
RONALD C. SMITH

Jeanie Johnson
JEANIE JOHNSON

STATE OF FLORIDA

COUNTY OF SEMINOLE

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RONALD C. SMITH and JEANIE JOHNSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of AUGUST, 2017.

Paul V. Beals
NOTARY PUBLIC

My commission expires: 4/11/2020

Paul V. Beals
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF970313
Expires 4/11/2020

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The actual consideration or value, whichever is greater, for this transfer is $159,900.00.

Anthony L Zarillo
AFFIANT

Sworn to and subscribed to before me this 21 day of August, 2017.

Edna H Hughes
NOTARY PUBLIC

EDNA H. HUGHES NOTARY PUBLIC STATE AT LARGE, KY

My commission expires: 8-27-17