Bill Garrett Davidson County
Batch# 35546 DEEDWARR
12/08/2017 03:35:30 PM 2 pgs
Fees: $13.00 Taxes: $651.20
20171208-0125622

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of December, 2017, by and between Oskar & Company Properties, LLC, a Tennessee Limited Liability Company, party of the first part, and Debbie Stastny and John Stastny, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, Section E, Village of Old Hickory, as shown on revised plan recorded January 6, 1950 of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being all or part of the same property conveyed to Oskar & Company Properties, LLC by virtue of that certain Quit Claim Deed dated May 10, 2013, and being of record at Instrument No. 20131230-0130591 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 1424, Page 132 and Book 1975, Page 102 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Oskar & Company Properties, LLC

By: RyLee Krasner, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared RyLee Krasner , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Oskar & Company Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Oskar & Company Properties, LLC by herself as Member.

WITNESS my hand and official seal at office this 8th day of December, 2017.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Debbie Stastny and John Stastny
9315 Fall Ct. E.
Brentwood, TN 37027

Tax Parcel No 05307002400

Property Address: 1705 Overton St.
Old Hickory, TN 37138

MAIL TAX BILLS TO: owners at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $176,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Debbie Stastny
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of December, 2017.

Notary Public

My Commission Expires: 7.5.2021

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019