Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1236

Bill Garrett Davidson County
Batch# 116788 DEEDWARR
07/16/2018 03:33:38 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20180716-0068989

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanee Rausch, an unmarried woman** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John F. Stastny and Debbie L. Stastny, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Rolling Green Subdivision, Section II of record in Book 1424, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanee Rausch, an unmarried woman by Warranty Deed from Karen Seifert, married of record in Instrument No. 20150622-0059590, Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1000 Livingston Street, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 13th day of July, 2018.

Stephanee Rausch

State of Tennessee)
County of Davidson)

On this 13th day of July, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephanee Rausch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA H. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 175,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of July, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA H. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John F. Stastny	F & M Bank	044-14-0-104.00
1000 Livingston Street	2081 Wilma Rudolph Boulevard	
Old Hickory, TN 37138	Clarksville, TN 37040	