WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Y Johnson Davidson County
Batch# 174502 DEEDWARR
12/14/2018 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20181214-0122046

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel J. McCarley and Stacy McCarley 1408 Jackson Place Hermitage, TN 37076	Bank of Tennessee PO Box 4980 Johnson City TN 37602	086-04-0C-018.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jo Ann Quitmeyer, a single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel J. McCarley and Stacy McCarley, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 32 on the Plan of Jackson's Grove, Phase Two, of record in Plat Book 8250, page 999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Wallace Quitmeyer and wife, Jo Ann Quitmeyer by Warranty Deed dated 11/17/2000 from Weekley Homes, L.P., a Delaware Limited Partnership of record in Instrument 200011210115188, Register's Office for Davidson County, Tennessee. Wallace Quitmeyer having since died on April ___, 2018, leaving property solely to Jo Ann Quitmeyer.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1408 Jackson Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this the 7th day of December, 2018.

Jo Ann Quitmeyer

Jo Ann Quitmeyer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

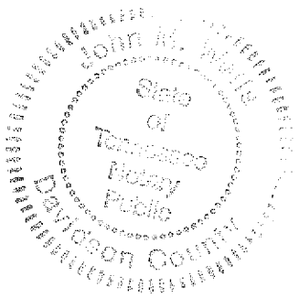
I, the undersigned , a Notary Public for the County of Williamson and State of Tennessee , do hereby certify that Jo Ann Quitmeyer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th of December, 2018.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY