RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $301,500.00. Affiant Sworn to and subscribed before me this 11th day of January, 2019. Notary Public My Commission Expires: 1/20/19 (SEAL)

Karen Johnson Davidson County
Batch# 183964 DEEDWARR
01/15/2019 01:24:10 PM 2 pgs
Fees: $13.00 Taxes: $1,115.55

20190115-0004163

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Alfonso Cecena 403 Isaac Drive Goodlettsville, TN 37072	New Owner	018-03-0-032.00

This Indenture is made on the 11th day of January, 2019, by and between **JIM F. OUZTS, JOINED BY HIS WIFE, TRACEY G. OUZTS** ("Grantor"), and **ALFONSO CECENA** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Connell Estates, Section 3 of record in Plat Book 3600, Page 31, 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 Jim F. Ouzts by Warranty deed from Dianna G. Atkinson of record in Instrument No. 20010404-0033036 Register's Office for Davidson County, Tennessee, dated March 30, 2001 and recorded on April 04, 2001.

This is improved property known as 403 Isaac Drive, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 31, Register's Office for Davidson County, Tennessee.

3. Easement Deed by Court order of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

4. Easement(s) for Sanitary Sewers of record in Book 4956, Page 171, in the aforesaid Register's Office.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 11th day of January, 2019.

GRANTOR:

Jim F. Ouzts

Tracey G. Ouzts

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JIM F. OUZTS and TRACEY G. OUZTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2019.

Notary Public

My Commission Expires: 03/24/2022

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY