Name and Address of New Owner:
Thomas Noel Cecil
124 Garett Dr.
Goodlettsville, TN 37072

Send Tax Bills To:
Quicken Loans
1050 Woodward Ave.
Detroit, MI 48226-1906

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 210615 DEEDWARR
03/28/2019 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20190328-0027875

Map & Parcel No: 025-16-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larry A. Stacey and Nancy R. Stacey, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas N. Cecil, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Goodlettsville Heights, Section III of record in Plat Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 45 fronts a total of 183.0 feet on the Westerly side of Garrett Drive and runs back 368.8 feet on the Southerly line and 373.9 feet on the Northerly line to a line in the rear which measures 74.2 feet thereon.

Being the same property conveyed to Larry A. Stacey and wife, Nancy R. Stacey by Warranty deed from John B. Bennett and wife, Sandra S. Bennett of record in Book 5306, page 721, Register's Office for Davidson County, Tennessee, dated June 29, 1978 and recorded on July 03, 1978.

Being improved property also known as 124 Garrett Drive Goodlettsville, Tennessee 37072.

Durable Specific Power of Attorney for Larry A. Stacey recorded simultaneously herewith in Instrument No. _201903280027874_____, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION III, OF RECORD IN PLAT BOOK 1835, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of March, 2019.

Larry A. Stacey by Nancy R. Stacey his Attorney-In-Fact (SEAL)
Larry A. Stacey by Nancy R. Stacey, his Attorney-In-Fact

Nancy R. Stacey (SEAL)
Nancy R Stacey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2019, before me personally appeared Nancy R Stacey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of March, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26TH day of March, 2019, before me personally appeared Nancy R. Stacey, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Larry A. Stacey, and acknowledged that she executed the same as the free act and deed of the said Larry A. Stacey. Witness my hand, at office, this 26th day of March, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of March, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2019-176

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

201903280027875

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).