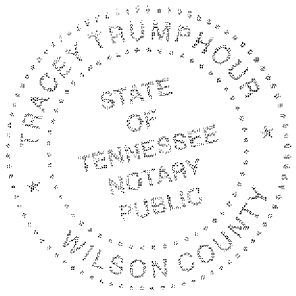
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2019 .

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Allen Stacey	Same	09704003800
(NAME)	(NAME)	
5984 Port Anadarko Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 212964 DEEDWARR
04/02/2019 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20190402-0029789

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frances S. Dickie as Trustee of the Frances S. Dickie Revocable Living Trust, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Jeffrey Allen Stacey* hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Lake Park, Section I, of record in Book 4175, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frances S. Dickie, unmarried by Warranty Deed from Ralph C. Schrouder and wife, Ethelinda G. Schrouder, dated June 14, 1995 and recorded June 20, 1995 of record in Book 9706, Page 907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances S. Dickie, Trustee, U/D/A April 09, 1998 of the Dickie Revocable Living Trust Agreement and any Successor in Trust and any amendments thereto, by Quitclaim Deed from Frances S. Dickie, Individually, dated April 09, 1998 and recorded April 20, 1998 of record in Book 10891, Page 150, Register's Office for Davidson County, Tennessee.

Subject to: Covenants, conditions, restrictions and easements, if any, recorded as Book 4429, Page 577 and Amendment recorded as Book 4516, Page 751, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Charter of Corporation is Lake Park Homes, Inc., recorded as Book 3864, Page 712, in the Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association recorded as Book 4669, Page 746, in the Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association, Inc., recorded as Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5984 Port Anadarko Trail, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of March, 2019 .

Frances S. Dickie as Trustee of the Frances S. Dickie Revocable Living Trust

By: Frances S Dickie, Trustee

State of Tennessee
County of Wilson

*Frances S. Dickie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State;* _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Frances S. Dickie as Trustee of the Frances S. Dickie Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2019.

Tracey Thumphouse

Notary Public:
My Commission Expires: 5.17.21

TRACEY THUMPHOUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County