Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 250421 DEEDWARR
06/28/2019 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20190628-0063173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 27th day of June, 2019.

Notary Public
My commission expires: 11/8/22

03-1905-38876

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brenda R. Mackel 2461 Cabin Hill Rd. Nashville TN 37214	Brenda R. Mackel 2461 Cabin Hill Rd. Nashville, TN 37214	073-16-0-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Seward L. Vicari, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brenda R. Mackel** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 6 on the Plan of Sunset View, Section III, as of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the meets and bounds of said lot.

Being the same property conveyed to Seward L. Vicari and wife, Joyce M. Vicari by deed from Mary Dee Holleman, Executrix of the Estate of Geneva L. Hawkins, deceased, joined by Mary Dee Holleman, individually, and by Madison First Baptist Church a/k/a First Baptist Church Madison, Inc., dated December 29, 2004, recorded January 13, 2005, of record in Instrument No. 20050113-0004896, Register's Office for Davidson County, Tennessee. The said Joyce Vicari having since died on October 7, 2014, leaving husband Seward L. Vicari as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2461 Cabin Hill Rd., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of June, 2019.

Seward L. Vicari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Seward L. Vicari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of June, 2019.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019