

MELYNDA SULLIVAN
ASSESSOR OF PROPERTY
FENTRESS COUNTY
JAMESTOWN, TN 38556

This Instrument Prepared By: James D. White, Jr.
Attorney at Law
101 Green Street
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Daniel Garstecki Address: 1549 Blue Sky Blvd.
City: Haines City State: FL Zip: 33844
Map: _____ Parcel: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, we, JAMES Q. GOODRICH and wife, KATHY S. GOODRICH, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto DANIEL GARSTECKI, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 1st Civil District of Fentress County, Tennessee, and more particularly described as follows, to-wit:

PARCEL NO. 1:

Being Lot No. 12 as shown on the plat of record in Plat Book 5, page 161, Register's Office of Fentress County, Tennessee, and the corrected plat of record in Plat Book 5, page 165, Register's Office of Fentress County, Tennessee, and the corrected plat of record in Plat Book 5, page 187, Register's Office of Fentress County, Tennessee, to which specific reference is hereby made for a description of greater certainty and said plat is hereby incorporated herein by reference.

Subject to the Declaration of Protective Covenants, Road and Common Lands for Rockcastle Farms, LLC, Phase I, recorded in Record Book 124, page 297-303, Register's Office of Fentress County, Tennessee.

And being the same lands conveyed James Q. Goodrich and wife, Kathy S. Goodrich, from Rockcastle Farms, LLC, by deed of correction acknowledged on January 18, 2008, and recorded on April 10, 2008, in Record Book 138, page 888, Register's Office of Fentress County, Tennessee.

PARCEL NO. 2:

Being Lot No. 13 as shown on the plat of record in Plat Book 5, page 161, Register's Office of Fentress County, Tennessee, and the corrected plat of record in Plat Book 5,

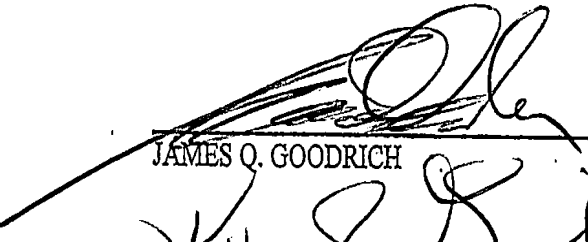
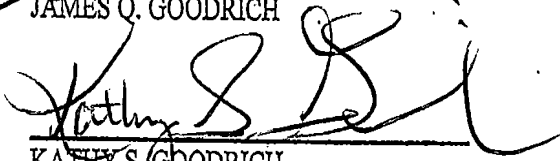
page 165, Register's Office of Fentress County, Tennessee, and the corrected plat of record in Plat Book 5, page 187, Register's Office of Fentress County, Tennessee, to which specific reference is hereby made for a description of greater certainty and said plat is hereby incorporated herein by reference.

Subject to the Declaration of Protective Covenants, Road and Common Lands for Rockcastle Farms, LLC, Phase I, recorded in Record Book 124, page 297-303, Register's Office of Fentress County, Tennessee.

And being the same lands conveyed James Q. Goodrich and wife, Kathy S. Goodrich, from Rockcastle Farms, LLC, by deed of correction acknowledged on January 18, 2008, and recorded on April 10, 2008, in Record Book 138, page 891, Register's Office of Fentress County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 25 day of February, 2021.


JAMES Q. GOODRICH

KATHY S. GOODRICH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named JAMES Q. GOODRICH and wife, KATHY S. GOODRICH, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2021.




NOTARY PUBLIC

My Commission Expires: 9/20/23

I, or we swear or affirm that the
actual consideration for this transfer
or value of the property transferred, whichever
is greater is \$26,000.00,
whichever amount is equal to or greater than the
amount which the property transferred would command
at a fair voluntary sale.

Misty Grace
AFFIANT

Sworn to and subscribed to before me
this 7 day of March 2021

[Signature]
NOTARY PUBLIC
My Commission Expires: 3-16-2021

BK/PG: 334/503-505

21000826



3 PGS:AL-WARRANTY DEED	
AWRIGHT BATCH: 51776	03/04/2021 - 11:59:38 AM
VALUE	26000.00
MORTGAGE TAX	0.00
TRANSFER TAX	96.20
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	114.20

STATE OF TENNESSEE, FENTRESS COUNTY

TRISH SLAVEN

REGISTER OF DEEDS