

This Instrument Prepared By:

James D. White, Jr.  
Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

MELYNDA SULLIVAN  
ASSESSOR OF PROPERTY  
FENTRESS COUNTY  
JAMESTOWN, TN 38556

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,

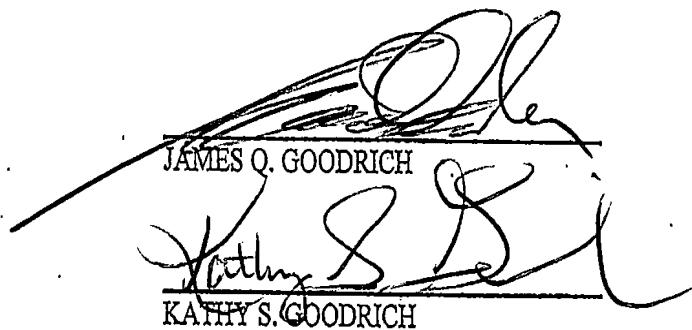
page 165, Register's Office of Fentress County, Tennessee, and the corrected plat of record in Plat Book 5, page 187, Register's Office of Fentress County, Tennessee, to which specific reference is hereby made for a description of greater certainty and said plat is hereby incorporated herein by reference.

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 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 bargainers, 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 25<sup>th</sup> day of February, 2021.



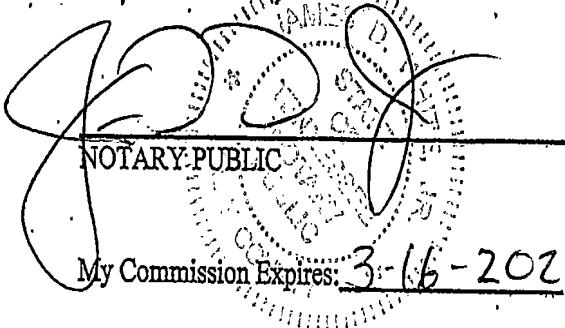
NOTARY PUBLIC

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 Shae  
AFFIANT

Sworn to and subscribed to before me  
this 1 day of March 2021



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