WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
554 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 03/19/08 08:14 2 pgs
Fees:13.00 Taxes:684.13

20080319-0027353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Judy Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. Kee and Allison R. Kee	Regions Bank	083-11-0 052.00
(NAME)	(NAME)	
540 Skyview Drive	2050 PARKWAY OFFICE CIRCLE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Michael S. Cass and wife, Heather T. Cass, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew W. Kee and wife, Allison R. Kee, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 72 on the Plan of Rolling Acres of record in Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 80.0 feet on the westerly margin of Skyview Drive and extends back 220.0 feet on the northerly line and 208.8 feet on the northerly line to a dead line in the rear, measuring 68.0 feet thereon.

Being the same property conveyed to MICHAEL S. CASS AND WIFE, HEATHER T. CASS, by deed from MARSHALL WOKSA, MARRIED, of record as Instrument No. 20020614-0072409, dated June 13, 2002, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 540 Skyview Drive, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 17th day of March, 2008.

Michael S. Cass

Heather T. Cass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael S. Cass and Heather T. Cass, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of March, 2008.

Notary Public

My Commission Expires 11/24/2009

RETURN TO:

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Nashville, TN 37212