WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/11 14:07 2 pgs
Fees:13.00 Taxes:758.50
20111019-0081459

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$205,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of October, 2011

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sarah A. McKay	Fifth Third Mortgage Company	091-16-0-089.00
675 Harding Place, Apt. M2	5001 Kingsley Drive MD: 1MOC BQ	
Nashville, TN 37211	Cincinnati, OH 45263-0170	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen P. Casper**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah A. McKay and Anthony T. McKay, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the eastern fifteen (15) feet of Lot No. 507 and the western forty (40) feet of Lot No. 505, in Block 23, Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said parts of Lot No. 507 and 505 join each other and front together fifty-five (55) feet on the north side of Nevada Avenue (formerly 3rd Avenue) and extend back northwardly and between parallel lines one hundred eighty (180) feet to an alley in the rear.

Being the same property conveyed to Lawrence F. Casper and wife, Virginia S. Casper, by deed from William Horace Hampton and wife, Nancy Elizabeth Hampton, on July 12, 1978, of record in Book 5318, page 393, Register's Office for Davidson County, Tennessee. The said Virginia S. Casper having died leaving the property to Lawrence F. Casper by right of survivorship. And further conveyed to Stephen P. Casper by Quitclaim deed by Lawrence F. Casper, reserving a life estate in said property on June 27, 2002 of record in Instrument Number 20020709-0082367, said Register's Office. And further conveyed to Stephen P. Casper by Quitclaim Deed from Stephen P. Casper and Lawrence F. Casper on November 7, 2003, of record in Instrument Number 20031111-0165202, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4604 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 17, 2011.

Stephen P. Casper

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen P. Casper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 17, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY