WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Janderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of .

Notary Public

MY COMMISSION EXPIRES: 07/09/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya A. Curtis	New owner	155-8-E-63.00
(NAME)	(NAME)	
7512 Henderson Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Edward J. Cass and Amy S. Cass**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sonya A. Curtis, an unmarried person**, 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. 40 on the Plan of Resubdivision of Lots 39, 40 and 41, Bellevue Highlands, Phase 2, P.U.D. Subdivision, as of record in Instrument No. 20010608-0060661, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward J. Cass and wife, Amy S. Cass, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., dated June 12, 2002, filed June 18, 2002, in Instrument No. 20020618-0073465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as *Drive
7512 Henderson. Nashville, TN 37221

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, has 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 9th day of November, 2012

BILL GARRETT, Davidson County
Trans: T20120087921 DEEDWARR
Recvd: 11/16/12 14:39 2 pgs
Fees: 13.00 Taxes: 887.63

20121116-0106120

Edward J. Cass

Amy S. Cass

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Edward J. Cass and Amy S. Cass**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of **November, 2012,**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON