WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2013.

Dana DelWorth
Notary Public

MY COMMISSION EXPIRES: 10/8/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald E. Casey	Franklin American Mortgage Company	05212001800
(NAME)	(NAME)	
706 Nix Pass	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Sarah L. Parker and Mitchell G. Parker, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald E. Casey and Laurie C. Casey, husband and wife, 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. 2 on the Map of Marlin Meadows, Section No. 1, as of record in Book 1835, Page 108, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah L. Parker and Mitchell G. Parker, wife and husband, by deed from Elizabeth L. Brightwell of record in Instrument Number 20100401-0024337, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 1835, Page 108, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 706 Nix Pass, Madison, TN 37115

(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.

BILL GARRETT, Davidson County
Trans:T20130093613 DEEDWARR
Recvd: 11/01/13 11:23 2 pgs
Fees:13.00 Taxes:462.50
20131101-0113556

Witness our hands this 29th day of October, 2013.

Sarah L. Parker

Mitchell G. Parker

STATE OF TENNESSEE

COUNTY OF Robertson

On this 29th day of October, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah L. Parker and Mitchell G. Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public,

PAM S. ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON