BILL GARRETT, Davidson County
Trans:T20140002485 DEEDWARR
Recvd: 01/13/14 10:38 2 pgs
Fees:13.00 Taxes:2590.00
20140113-0003115

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Debra G. Casey | New Owner | 131080O002.00 |
| (NAME) | (NAME) | |
| 1016 B Glendale Lane | Same | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, WE,

**NASHVILLE CONSTRUCTION COMPANY, INC.,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DEBRA G. CASEY,**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. ____on the Master Deed for Glendale Commons I, as of record in instrument number 20130410-0035649, Register's Office for said County. As amended in instrument number 20140113-0003114.

Being the same property conveyed to Nashville Construction Company, Inc. by deed from Daniel K. Rau as to a ¾ undivided interest and Lynn C. Rau as to a ¼ undivided interest, recorded on March 26, 2013, of record in Instrument No. 20130326-0029463, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1016 B Glendale Lane, Nashville, TN 37204

(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 6th day of January, 2014.

Nashville Construction Company, Inc.

By: William Eugene Edwards, III, President

for N.C.C.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Eugene Edwards, III with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **NASHVILLE CONSTRUCTION COMPANY, INC.**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **NASHVILLE CONSTRUCTION COMPANY, INC.** by him/herself as President.

Witness my hand and official seal at on this 6th day of January, 2014

Commission expires: November 13, 2017

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public