Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20150077837 DEEDWARR
Recvd: 09/14/15 10:48 3 pgs
Fees:18.00 Taxes:4995.00
20150914-0092899

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 2015.

Notary Public

My commission expires: 1-24-17

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Shmerling **Debra Shmerling**	**New Owner**	**Map/Parcel: 117-13-0-B-151.00CO**
708B Overton Park		
Nashville, TN 37215		

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 ACKNOWLEDGE, I/WE,

Thomas C. Cassilly and Doris I. Cassilly, as Trustees of the Thomas C. Cassilly Living Trust dated May 21, 1995, and Doris I. Cassilly and Thomas C. Cassilly, as Trustees of the Doris I. Cassilly Living Trust Dated May 21, 1995

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Shmerling and Debra Shmerling, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 1015 on the Plan of Abbottsford, Phase 2, of record in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas C. Cassilly and wife, Doris I. Cassilly, by Warranty Deed, from Cumberland Building Group, LLC, a Tennessee limited liability company, dated May 3, 2004, of record in Instrument No. 20040504-0050664, Register's Office for Davidson County, Tennessee. Said property being further conveyed to A One-Half Interest Unto Thomas C. Cassilly and Doris I. Cassilly, or their successors, as Trustees of the Thomas C. Cassilly Living Trust dated May 21, 1995, and a One-Half Interest Unto Doris I. Cassilly and Thomas C. Cassilly, or their successors, as Trustees of the Doris I. Cassilly Living Trust Dated May 21, 1995, by Quitclaim Deed, from Thomas C. Cassilly and wife, Doris I. Cassilly, dated May 3, 2004, of record in Instrument No. 20040521-0059981, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8106, Page 1, amended in Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648 and Instrument No. 20150511-0042928, Register's Office for DAVIDSON County, Tennessee.
Grant of Easement of record in Book 5128, Page 953, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 6250, Page 418, Register's Office for DAVIDSON County, Tennessee.

Restrictions of record in Book 6537, Page 303, Book 6576, Page 509 and Book 6578, Page 303, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20041214-0148658, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6555, Page 328 and Instrument No. 20010425-0040838, Register's Office for DAVIDSON County, Tennessee.
Easement to Nashville Gas of record in Book 7272, Page 746, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6548, Page 213, Register's Office for DAVIDSON County, Tennessee.
Easement to NES of record in Book 8643, Page 272, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 8106, Page 20, amended in Book 8627, Page 254 and Book 9381, Page 876, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 708B Overton Park, Nashville, TN 37215.

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 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 except as 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 my/our hand(s) this 10th day of September, 2015.

Thomas C. Cassilly Living Trust

Thomas C. Cassilly, Trustee

Doris I. Cassilly, Trustee

Doris I. Cassilly Living Trust

Thomas C. Cassilly, Trustee

Doris I. Cassilly, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas C. Cassilly,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Thomas C. Cassilly Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of September, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Doris I. Cassilly,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Thomas C. Cassilly Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of September, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas C. Cassilly,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Doris I. Cassilly Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of September, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 25, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Doris I. Cassilly,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Doris I. Cassilly Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of September, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:_____

COMMISSION EXPIRES JUNE 25, 2019

File #: **150483JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027