THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15085023** BILL GARRETT, Davidson County Trans:T20150079655 DEEDWARR Recvd: 09/18/15 13:45 2 pgs Fees:13.00 Taxes:962.00 20150918-0095099	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2015. JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016 Notary Public My Commission Expires: 8-23-16

WARRANTY DEED

Address New Owner: Michael J Cassidy and Susan Cassidy 321 Binkley Drive Nashville TN 37211	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 147-02-0-071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lee A. Kroeger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J Cassidy and Susan Cassidy, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee A. Kroeger, unmarried by Warranty deed from William Blake Farmer and wife, Moriah Dawn Farmer of record in Instrument No. 20120601-0047391 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on June 01, 2012.

The execution of this instrument is effected by the signature of Lindsay Claire Thomeer as Attorney-in-fact for Lee A. Kroeger, which Power of Attorney is recorded in Instrument No. 20150918-0095098, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 108 and Book 3164, page 222, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 321 Binkley Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2015.

Lee A. Kroeger by Lindsay Claire Thomeer as Attorney in fact

Lee A Kroeger by Lindsay Claire
Thomeer as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lindsay Claire Thomeer,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Lee A Kroeger,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of September, 2015.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018