WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083019 DEEDWARR
Recvd: 09/30/15 09:06 2 pgs
Fees:13.00 Taxes:342.25
20150930-0099110

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 6/2/2018

(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyra Lynn Robinson Luie Robinson	Guaranteed Rate, Inc.	12001008700
(NAME)	(NAME)	
1203 Kermit Dr.	3940 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Phillip R. Cassaday, an unmarried man and Brenda R. Jewell, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyra Lynn Robinson and Luie Robinson, as joint tenants with right of survivorship,** 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:

Being Lot No. 244 on the plan of Miro Meadows of record in Book 1424, Page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip R. Cassaday, an unmarried man, and Brenda R. Jewell, an unmarried woman, by deed of record in Instrument No. 20120803-0069027 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brenda R. Jewell by Rhillip R. Cassaday as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150930-0099109 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1203 Kermit Dr., Nashville, TN 37217

(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 my/our hands this 25th day of September, 2015.

Phillip R. Cassaday

Brenda R. Jewell by Phillip R. Cassady, her attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me Phillip R. Cassaday with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2015.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 25th day of September, 2015, before me personally appeared Phillip R. Cassaday, the person who executed the foregoing instrument on behalf of Brenda R. Jewell and who acknowledged that he executed the same as the free act and deed of the said Brenda R. Jewell, through Power of Attorney granted he by the said Brenda R. Jewell.

Notary Public
Commission Expires:
File No.: 10011