BILL GARRETT, Davidson County
Trans: T20160049287 DEEDWARR
Recvd: 06/10/16 10:42 2 pgs
Fees: 13.00 Taxes: 869.50

20160610-0058908

Warranty Deed

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2016.

Notary Public

My commission expires: 3/25/19

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle E. Cassling Randal S. Cassling	New Owner	
4225 Harding Pike #302		103-16-0C-302.00-CO
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHRYN DAVIS CRAIG, A MARRIED WOMAN AND KELSEY S. CRAIG, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE E. CASSLING, UNMARRIED AND RANDAL S. CASSLING, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 302 on the Plan of Wellington Arms, of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897, amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Kathryn Davis Craig and Kelsey S. Craig, as joint tenants with rights of survivorship by Warranty deed from Brock Short, married, and Emelia Short, unmarried of record in Instrument No. 20130801-0080178 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 01, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4225 Harding Pike #302, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of June, 2016.

Kathryn Davis Craig

Kelsey S. Craig by Kathryn Davis Craig, Attorney in Fact

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathryn Davis Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2016.

Marissa Whiting
Notary Public

My Commission Expires: Jan 31, 2021

MARISSA L WHITING
Notary Public
Minnesota
My Commission Expires
Jan 31, 2021

STATE OF Minnesota
COUNTY OF Hennepin

On this 7th day of June, 2016, before me personally appeared Kathryn Davis Craig, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelsey S. Craig as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Kelsey S. Craig.

Witness my hand and seal this 7th day of June, 2016.

Marissa Whiting
Notary Public

My Commission Expires: Jan 31, 2021

MARISSA L WHITING
Notary Public
Minnesota
My Commission Expires
Jan 31, 2021

Edward Craig, spouse of Kathryn Davis Craig, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Edward Craig

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2016.

Marissa Whiting
Notary Public

My Commission Expires: Jan 31, 2021

MARISSA L WHITING
Notary Public
Minnesota
My Commission Expires
Jan 31, 2021