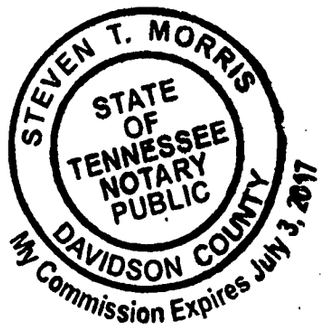
BILL GARRETT, Davidson County
Trans:T20160067041 DEEDWARR
Recvd: 08/03/16 15:41 2 pgs
Fees:13.00 Taxes:814.00
20160803-0080501

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2016.

Notary Public

My commission expires: 7-3-17

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:
The Casey Shaw Family Trust		
616 Cato Ridge Ln	New Owner	058-09-0A-317.00-CO
Nashville, TN 37218-3631		

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, **KAREN Q. DREXLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY SHAW, TRUSTEE OF THE CASEY SHAW FAMILY TRUST,** 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 Lot No. 241 on the Plan of Jordan Ridge at Eaton's Creek, Phase 8, "A Cluster Lot Planned Unit Development" formerly Creekside Trails, of record in Plat at Instrument No. 20120629-0057088, 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 Karen Q. Drexler, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130729-0078293 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 29, 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 616 Cato Ridge Ln, Nashville, TN 37218-3631.

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 1st day of August, 2016.

Karen Q. Drexler

STATE OF Florida
COUNTY OF OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Q. Drexler, 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 1st day of August, 2016.

Notary Public

My Commission Expires:

EVELYN P WINKELSETH
MY COMMISSION # DD 502970
EXPIRES: December 29, 2017