Davidson County DEEDWARR
Recvd: 11/03/16 14:35 3 pgs
Fees:18.00 Taxes:651.20
20161103-0116637

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Ashley Rains
Affiant

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2016.

Alyssa Rayne
Notary Public
MY COMMISSION EXPIRES: 9/7/2020
File No. G16-6384D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry W. Tesh and Joyce E. Tesh, husband and wife (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	033-03-0B-039.00-CO
104 Vine Lane (STREET ADDRESS)	2050 Parkway Office Circle (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jesse J. Caskey III, Successor Trustee for the Jesse James Caskey Jr. and Shirley H. Caskey Revocable Living Trust dated August 12, 1995 and Jesse Caskey, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry W. Tesh and Joyce E. Tesh, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of DRY CREEK FARMS, SECTION 2, as shown by plat of record in Instrument No. 20040421-0045040, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shirley H. Caskey, Trustee of the Jesse Caskey, Jr. and Shirley H. Caskey Revocable Living Trust Agreement (90% Interest) and Jesse Caskey, III (10% Interest) from John Cody Stilwell, by Deed dated July 3, 2013, as Instrument No. 20130708-0070207, in the Register's Office for Davidson County, Tennessee. Spouse(Elaine Boyd Caskey) of grantor Jesse Caskey, III will join in the conveyance of said property to fully convey her marital interest. Jesse Caskey Jr. having since died on June 13, 2013 and Shirley H. Caskey having since died on August 02, 2014. Pursuant to the Trust Agreement for The Jesse James Caskey, Jr. and Shirley H. Caskey Revocable Living Trust Agreement, Jesse J. Caskey III is designated as the first successor trustee. Said successor trustee is hereby authorized and empowered to sign for the subject transfer.
Elaine Boyd Caskey joins in this conveyance for the purpose of containing any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Restrictions as recorded in Instrument No. 20031001-0145053, and Instrument No. 20040921-0113624, Register's Office for Davidson County, Tennessee.**
2. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040421-0045040, Register's Office for Davidson County, Tennessee.**
3. **Electric Easement as recorded in Instrument No. 20031001-0145056, Register's Office for Davidson County, Tennessee.**
4. **This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.**

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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This is improved property, known as 104 Vine Lane, Goodlettsville, TN 37072.

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. Whenever 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 2nd day of November, 2016.

JESSE J. CASKEY III, SUCCESSOR TRUSTEE FOR THE JESSE JAMES CASKEY JR. AND SHIRLEY H. CASKEY REVOCABLE LIVING TRUST DATED AUGUST 12, 1995 AND JESSE CASKEY, III (10% INTEREST)

By: _____ Trustee
Jesse J. Caskey, III, Successor Trustee

November 02, 2016
Date

_____
Jesse Caskey, III

November 02, 2016
Date

_____
Elaine Boyd Caskey

November 02, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Caskey, III and Elaine Boyd Caskey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of November, 2016.

My Commission Expires: 8/17/2018

_____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jesse J. Caskey, III, Successor Trustee for Jesse J. Caskey III, Successor Trustee for the Jesse James Caskey Jr. and Shirley H. Caskey Revocable Living Trust dated August 12, 1995 and Jesse Caskey, III (10% interest), with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of November, 2016.

My Commission Expires: 8/17/2018

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

