WARRANTY DEED

Bill Garrett Davidson County
Batch# 2162 **DEEDWARR**
09/19/2017 10:11:50 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20170919-0095697

R-VRES-17-02025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Constance G. Casha		
(NAME)	(NAME)	
579 Mason Tucker Drive	Same	**188-10-0A-054.00-CO**
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINCENT J. CASHA AND INGA CASHA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONSTANCE G. CASHA, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 54 on the Plan of Final Plat of Carothers Crossing, Phase 2, Section 1, Lots 21-61 of record in Plat at Instrument No. 20070807-0093924, 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 Vincent J. Casha and Inga Casha, husband and wife by Warranty deed from Jenna Wetherholt, unmarried of record in Instrument No. 20140905-0081414 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 05, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record as Instrument Number 20070807-0093924, Register's Office of Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument Number 20070627-0076581, amended in Instrument No. 20070821-0099817, 20070921-0099818, 20080515-0049892 & 20080515-0049893, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, amended in Instrument No. 20070821-0099817, 20070821-0099818, Register's Office for Davidson County, Tennessee.
- Charter for Carothers Crossing HOA of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
- Inspection and maintenance agreement for private stormwater management facilities of record in Instrument Number 20070711-0082648, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20071026-0126493, in the Register's Office for DavidsonCounty, Tennessee.
- Storm water detention agreement of record in Instrument Number 20060407-0040185, 20060526-0062228, 20070703-0079178, 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
- Sewer line easement of record in Instrument Number 20070703-0079178 and Book 9975, page 541, in the Register's Office for Davidson County, Tennessee.
- Easement to Colonial Pipeline Company of record in Book 3578, Page 491, Book 3611, page 195 & Book 4588, page 484, in the Register's Office for Davidson County, Tennessee.
- Right of way for public road of record in Instrument Number 20070511-0056717, 20070511-0056718 & 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
- Access, drainage, utility and pedestrian easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
- Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Oak Trail Drive, Nolensville, Tennessee 37135**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF SEPTEMBER, 2017.

Vincent J. Casha

Inga Casha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212