WARRANTY DEED

RETURN TC
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39780

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

James Casey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Casey	First National Bank of Middle Tennessee	133 11 0 189.00
(NAME)	(NAME)	
3712 Valley Ridge Drive	200 E Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 14996 **DEEDWARR**
10/18/2017 12:17:59 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20171018-0106748

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 considerations, the receipt of which is hereby acknowledged, I, **Shannon Ashley White n/k/a Shannon Ashley Bayne**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Casey and Jayme Casey, as husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 194 on the Plan of Section Three, Valley View Meadows, of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shannon Ashley White by Warranty Deed from Rachel Katherine Lee, unmarried, dated 02/11/2013 recorded 02/19/2013, of record in Instrument No. 20130219-0016164, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4065, Page 227, Section 3, Valley View Meadows Amendment to Restrictive Covenants of record in Book 4082, Page 106, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3712 Valley Ridge Drive, Nashville, TN 37211
(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 GRANTEE(S), 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), 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 hand this 12th day of October, 2017

Shannon Ashley White n/k/a Shannon Ashley Bayne

State of Tennessee
County of Williamson

Personally appeared before me Shannon Ashley White n/k/a Shannon Ashley Bayne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of October, 2017.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
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Brentwood, TN 37027