# WARRANTY DEED

Bill Garrett Davidson County
Batch# 95782 DEEDWARR
05/23/2018 12:15:00 PM 2 pgs
Fees: $13.00 Taxes: $1,709.40

20180523-0049402

Y-KW-18-608

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021 (AFFIX SEAL)

**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) |
|---|---|---|
| **Walter Smith and Dorothea Smith** | **New Owners** | |
| (NAME) **608 Cherry Grove Pointe** | (NAME) **608 Cherry Grove Road** | **49-1-B-25.00CO** |
| (ADDRESS) **Whites Creek, TN 37189** | (ADDRESS) **Whites Creek, TN 37189** | |
| (CITY) (STATE) (ZIP) | (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 consideration, the receipt of which is hereby acknowledged, **KAYLA ANNE MARIE CASE FKA KAYLA ANNE MARIE STAFFORD, AND JAMES BRETT CASE, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WALTER SMITH AND DOROTHEA SMITH, HUSBAND AND WIFE,** hereinafter called the Grantees, 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. 32 on the plan of Cherry Grove, Phase 1B, as shown on the plat of record in Instrument No. 20060927-0119685, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kayla Anne Marie Stafford, a single woman and James Brett Case, a single man, by Quitclaim Deed from Kayla Anne Marie Stafford, single woman, recorded March 16, 2015 in Instrument No. 20150316-0022418 and further being the same property conveyed to Kayla Anne Marie Stafford, single woman, by Special Warranty Deed from ASM Partners, LLC, a Tennessee Limited Liability Company, recorded February 2, 2015 in Instrument No. 20150202-0009693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Instrument No. 20060927-0119685, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20050831-0104284, amended in Instrument No. 20100826-0061726, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Nos. 20050921-0113595 and 20091218-0115434, Register's Office for Davidson County, Tennessee.
- Temporary Cul-de-Sac Easement granted and referenced in Deed of record in Instrument No. 20040610-0068654, Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Book 8635, Page 24 and Book 8672, Page 168, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 5156, Page 454 and Book 5156, Page 457, Register's Office for Davidson County, Tennessee.
- Roadway Easement of record in Book 1261, Page 440, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Nos. 20041213-0147647 and 20040903-0107036, Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowner's Association of record in Instrument No. 20090504-0040404, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **608 Cherry Grove Pointe, Whites Creek, Tennessee 37189**.

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 our hands this the 21 DAY OF MAY, 2018.

Kayla Anne Marie Case

James Brett Case by Kayla Anne Marie Case, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of May, 2018.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Notary Public

My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLA ANNE MARIE CASE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES BRETT CASE, and who acknowledged she executed the same as the free act and deed of the said JAMES BRETT CASE.

Witness my hand and official seal, this the 21st of May, 2018.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Notary Public

My Commission Expires: _____
(SEAL)

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