Bill Garrett Davidson County
Batch# 123984 DEEDWARR
08/02/2018 10:18:42 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180802-0075688

This Instrument Prepared by: AND RETURN TO
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Jeffrey Cason & Nicole Cason
1225 Alandee Street
Nashville, TN 37214

**SEND TAX BILL TO:**
Finworth Mortgage, LLC
2106 Crestmoor Road
Nashville, TN 37215

**MAP/PARCEL 052-13-0B-310.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barrington D. Easley and Quetram T. Easley, formerly known as Quetram T. Nguyen, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jeffrey Cason and Nicole Cason, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of River Glen, Phase 3, Section 3 of record in Plat at Instrument No. 20020917-0113232, 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 Barrington D. Easley, unmarried and Quentram T. Nguyen, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 200311050162597 and Re-recorded in Official Records Instrument No. 200402170018077 Register's Office for Davidson County, Tennessee, dated October 30, 2003 and recorded on November 05, 2003.**

**Quetram T. Nquyen is now known as Quetram T. Easley by virtue of marriage to Barrington D. Easley, being one in the same.**

**Being also known as 1225 Alandee Street Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 1st day of August, 2018.

**WITNESS MY HAND** on this the 1st day of August, 2018

**Barrington D. Easley**

**Quetram T. Easley**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Barrington D. Easley and Quetram T. Easley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180405