Karen Y Johnson Davidson County
Batch# 148746 DEEDWARR
10/04/2018 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20181004-0098430

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Alyssa Forest
Affiant

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2018.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-20
(AFFIX SEAL)

W-BR-18-1221

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)
Alyssa J. Forest and Robert Forest Michelle DuFresne	Gardner Financial Services	
(NAME)	(NAME)	
1221 Alandee Street	3503 Paesanos Pkwy	**052-13-0B-309.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio TX 78231	
(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, **JEFFREY CASON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSSA J. FOREST AND ROBERT FOREST AND MICHELLE DUFRESNE, JOINT TENANTS,** 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. 39 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 Jeffrey Cason, unmarried by Warranty Deed from Daniel Quarrick and wife, Tara Quarrick F/K/A Tara N. Keiser of record in Instrument No. 20111019-0081192 Register's Office for Davidson County, Tennessee, dated October 07, 2011 and recorded on October 19, 2011.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Instrument 200209170113232, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020425-0051349 and Book 6762, page 208 , Register's Office for Davidson County, Tennessee.
- Plan of River Glen Open Space of record in Instrument Number 20030319-0036614, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 650, 651 and 671, Register's Office for Davidson County, Tennessee.
- Water and Sanitary Sewer Easements in Book 7061, page 196, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation in Book 8069, page 158, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument 20010816-0088874, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to River Glen Property Owners Assn in Instrument 20020503-0054718, Register's Office for Davidson County, Tennessee.
- Conveyance of open space in Instrument 20041217-0150273, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7296, Page 484 and Book 11030, Page 731 and Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20031105-0162597 in the 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: **1221 Alandee Street, Nashville, Tennessee 37214**.

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 1st DAY OF OCTOBER, 2018.

Jeffrey Cason

Nicole Cason by attorney in fact

Nicole Cason by Jeffrey Cason, Attorney in Fact, spouse of Jeffrey Cason, hereby joins in this conveyance and does transfer and convey any and all marital interest Nicole Cason may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY CASON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY CASON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICOLE CASON, and who acknowledged he/she/they executed the same as the free act and deed of the said NICOLE CASON.

Witness my hand and official seal, this the 1st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE CASON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

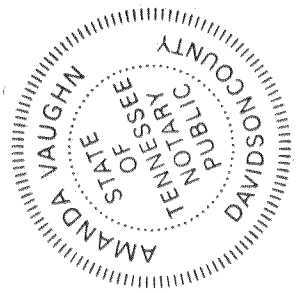
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)