Karen Y Johnson Davidson County
Batch# 151501 **DEEDWARR**
10/15/2018 02:41:15 PM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20181015-0102047

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 9 day of October, 2018. Notary Public My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason B Casey and Rachel L Casey	new owners	**103-16-0-086.00**
3913 Kimpalong Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Valerie Marie Forstman f/k/a Valerie Marie Pettys, Paul Frederick Forstman, and David J. Forstman, beneficiaries of the H. Jackson Forstman Testamentary Trust and Valerie Marie Forstman, Trustee of the H. Jackson Forstman Testamentary Trust, one-half interest in the subject property; and Paul Frederick Forstman, and Valerie Marie Forstman, Co-Executors of the Estate of Shirley M. Forstman, one-half interest in the subject property,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rachel Casey and Jason Casey, Wife and Husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Lot 16, KIMPALONG PLACE, as shown on plat of record in Book 547, Page 18, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to H. Jackson Forstman and wife, Shirley M. Forstman by Warranty Deed from Martin E. Lee and wife, Miriam A. Lee, of record in Book 3762, Page 107, in the Register's Office of Davidson County, Tennessee, recorded on May 8, 1964.

SP 11/2015

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-RE-18-3913

BEING the same property conveyed to Jeffrey Mobley, Trustee, by H. Jackson Forstman and wife, Shirley M. Forstman, and thence re-conveyed by Jeffrey Mobley, Trustee, to H. Jackson Forstman and Shirley M. Forstman, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship) by Quitclaim Deed, of record in Instrument No. 20000519-0050204, in the Register's Office of Davidson County, Tennessee, recorded on May 19, 2000.

The said H. Jackson Forstman having since died testate on June 17, 2012 and by his Last Will and Testament of record as Docket Number 12P-1180 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, one half-interest in the subject property vested in Valerie Marie Forstman f/k/a Valerie Marie Pettys, Trustee of the H. Jackson Forstman Testamentary Trust, and Valerie Marie Forstman f/k/a Valerie Marie Pettys, Paul Frederick Forstman, and David J. Forstman, as beneficiaries of the H. Jackson Forstman Testamentary Trust; the said Shirley M. Forstman having since died testate on June 4, 2018 and by her Last Will and Testament as Docket No. 18P-1011, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Valerie Marie Forstman and Paul Frederick Forstman, Co-Executors of the Estate of Shirley M. Forstman having been authorized to sell, transfer and convey the remaining one half-interest in the subject property.

This is improved property known as **3913 Kimpalong Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of October, 2018.

H. Jackson Forstman Testamentary Trust

BY: Valerie marie Forstman, as Trustee and Individually as Beneficiary
Valerie Marie Forstman, as Trustee and Individually as a Beneficiary

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Marie Forstman, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a beneficiary and the Trustee of the H. Jackson Forstman Testamentary Trust and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2018.

Dianna G. Birge
Notary Public
My Commission Expires: 08/26/2019

DIANNA G. BIRGE
Notary ID #6860603
My Commission Expires
August 26, 2019

Estate of Shirley M. Forstman

BY: Valerie marie Forstman, Co-Executor
Valerie Marie Forstman, Co-Executor

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Marie Forstman, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Executor of the Estate of Shirley M. Forstman and that as Co-Executor she is authorized to execute the within instrument as its Co-Executor and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2018.

Dianna G. Birge
Notary Public
My Commission Expires: 08/26/2019

DIANNA G. BIRGE
Notary ID #6860603
My Commission Expires
August 26, 2019

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of October, 2018.

H. Jackson Forstman Testamentary Trust

BY: David J. Forstman by Paul Frederick Forstman, Attorney in Fact
David J. Forstman by Paul Frederick Forstman, Attorney in Fact, Individually as a Beneficiary

STATE OF ~~TENNESSEE~~ ~~Texas~~ Tennessee)
COUNTY OF Tarrant) Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paul Frederick Forstman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of David J. Forstman and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of David J. Forstman.

Witness my hand and official seal this 8th day of October, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BY: David J. Forstman by Valerie Marie Forstman, Attorney in Fact, Individually as Beneficiary
David J. Forstman by Valerie Marie Forstman, Attorney in Fact, Individually as a Beneficiary

STATE OF TEXAS)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Marie Forstman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of David J. Forstman and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of David J. Forstman.

Witness my hand and official seal this 8th day of October, 2018.

Notary Public
My Commission Expires: 08/26/2019

DIANNA G. BIRGE
Notary ID #6860603
My Commission Expires
August 26, 2019

SolomonParks File No. 18-001348-528

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of October, 2018.

H. Jackson Forstman Testamentary Trust

BY: Paul Frederick Forstman
Paul Frederick Forstman, Individually as a Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul Frederick Forstman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of October, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Estate of Shirley M. Forstman

BY: Paul Frederick Forstman
Paul Frederick Forstman, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paul Frederick Forstman, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Executor of the Estate of Shirley M. Forstman and that as Co-Executor he is authorized to execute the within instrument as its Co-Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY