PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25303

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **385,000.00**.

Vicki Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 157028 **DEEDWARR**
11/06/2018 11:18:41 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20181106-0109878

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan James	F & M Bank	MAP
443 A Annex Avenue	50 Franklin St.	PARCEL 090-15-0A-001.00-CO
Nashville, TN 37209	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark Causapin and Kathleen Wills Causapin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Thomas James, an unmarried man and Kirsten Paige Bailey, an unmarried woman, as tenants in common with rights of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for the 443 Annex Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160401-0031007, in the Register's Office of Davidson, Tennessee to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Causapin and Kathleen Wills, husband and wife by General Warranty Deed from Daniel Stephenson and wife Hannah Stephenson of record in Instrument No. 20160920-0098958 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 20, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **443 A Annex Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st hand( ) this the 1st day of November, 2018.

Mark Causapin

Kathleen Wills Wills

STATE OF Minnesota
COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Causapin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission expires: DALTON JOHN ROLLAND NOTARY PUBLIC—MINNESOTA My Commission Expires JAN. 31, 2022

Notary Public

STATE OF Minnesota
COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen Wills Causapin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires: _____

Notary Public

DALTON JOHN ROLLAND
NOTARY PUBLIC—MINNESOTA
My Commission Expires JAN. 31, 2022