THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319612

Karen Johnson Davidson County
Batch# 229903 **DEEDWARR**
05/14/2019 03:06:17 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20190514-0045448

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Macy Hill
Affiant

Subscribed and sworn to before me, this3rd day of May, 2019.

Carmen Coats
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret Casey and Jonathan Casey 2603 Essex Place Nashville TN 37212	~~New Owner~~ C/O SYNOVUS MORTGAGE CORP 800 SHADES CREEK PKWY BIRMINGHAM, AL 35209	Tax Parcel ID No. 104-11-0-274.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas B. Clark and Kerstin S. Clark, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Margaret Casey and Jonathan Casey, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 118, as shown on the map entitled Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS B. CLARK and wife, KERSTIN S. CLARK, by deed from LOLA BLACKWELL and CHARLOTTE MABRY, CO-TRUSTEES OF THE LOLA BLACKWELL REVOCABLE TRUST U/A/D APRIL 23, 2004, of record in Instrument No. 20090716-0066639, dated July 14, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-11-0-274.00.

Matters shown on the Plan of record in Plat Book 421, page 7, said Register's Office.

This is improved property located at 2603 Essex Place Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2019.

Douglas B. Clark by Kate Rosenthal, his Attorney-in-Fact

Kerstin S. Clark by Kate Rosenthal, her 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, Kate Rosenthal, 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, and who further acknowledged that she is the Attorney-in-Fact for Douglas B. Clark and Kerstin S. Clark and that she is authorized by Douglas B. Clark and Kerstin S. Clark to execute this instrument on their behalf.

Witness my hand, at office, this 3rd day of May, 2019.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022