WARRANTY DEED

Karen Johnson Davidson County
Batch# 255892 DEEDWARR
07/11/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20190711-0067882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/17/21

(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Casey and Mary Kathryn Casey	New Owner	
(NAME)	(NAME)	
5421 Cochran Drive		161-1-B 85 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I, **SUZANNE CRAIG, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN CASEY AND MARY KATHRYN CASEY, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Lot No. 78 on the Plan of Aberdeen Woods, Phase Two, of record in plat Book 9700, page 849, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Suzanne Craig, married, by Quitclaim Deed from Music Limited Partnership, of record in Instrument No. 20180103-0001115, Register's Office for Davidson County, Tennessee.

Richard Thomas Craig joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5421 Cochran Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of July, 2019

× Suzanne Craig

By: Richard Thomas Craig, Attorney in Fact

SUZANNE CRAIG

BY: RICHARD THOMAS CRAIG, ATTORNEY IN FACT

× Richard Thomas Craig

RICHARD THOMAS CRAIG

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 Richard Thomas Craig, the bargainor, 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.

Witness my hand and official seal this 5th day of July, 2019.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of July, 2019, before me personally appeared Richard Thomas Craig, to me known to be the person who executed the foregoing instrument on behalf of Suzanne Craig and acknowledged that he executed the same as the free act and deed of Suzanne Craig.

Witness my hand and official seal this 5th day of July, 2019

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

Notary Public

True Copy Certification

I,KRISTEN TRAINI, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

