WARRANTY DEED

Karen Johnson Davidson County
Batch# 290759 DEEDWARR
09/25/2019 09:04:17 AM 2 pgs
Fees: $13.00 Taxes: $693.75

20190925-0097274

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Lee Cason Jr.	Everett Financial Inc., dba Supreme Lending	135-00-0-175.00
(NAME)	(NAME)	
2326 Smith Springs Rd.	14801 Quorum Dr #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Andrea Lynn Bigham, formerly Andrea Couser**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bobby Lee Cason Jr., an unmarried man** 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:

Beginning in the north margin of Smith Springs Road at C. W. Smith's (erroneously shown as C. 1/2 Smith's on prior deeds) southwest corner, running thence 210 feet north with said Smith's east line to a stake; thence east 100 feet to a stake; thence south 210 feet to the margin of said Road; thence with the margin of said Road 100 feet to a stake; thence south 210 feet to the margin of said Road; thence with the margin of said Road 100 feet to the point of beginning.

INCLUDED, but specifically excluded from the above conveyance is the following property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8226, page 213, said Register's Office:

Beginning at a point on the existing north right-of-way line of Smith Springs Road on the common line of Givens and Aubra Pittman, Jr., said point being 16 feet north of centerline survey station 51+67 and proceeding as follows:

1. Northwardly with the common line of Givins and Pittman a distance of 9 feet to the new right-of-way line Smith Springs Road; thence
2. With a line 25 feet north of and parallel to the centerline S. 73 deg. 08' 09" E, 78.12 feet; thence
3. With a 811.81 foot radius curve to the right a distance of 22 feet to a point on the common line of Givens and General M. McCoin; thence,
4. Southwardly with the line between Givens and McCoin 6 feet to a point on the existing north right-of-way line of Smith Road, said point being 19 feet north of centerline survey station 52 + 71.
5. Westwardly with the existing north right-of-way line of Smith Springs Road a distance of 101 feet to the point of beginning and containing 810 square feet or 0.02 acres, more or less.

Being the same property conveyed to Larry Bigham and wife, Andrea Couser by Warranty Deed from Patricia

Ferguson and husband Donald Ferguson dated November 25, 2014 and recorded in Instrument Number 20141201-0109996, Register's Office for Davidson County, Tennessee. Said Larry Bigham having since died on 10-12-17 leaving Andrea Couser as the surviving spouse.

Note: Andrea Couser having since married and is now known as Andrea Lynn Bigham.

Subject to:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

Any and all zoning regulations, building restrictions and setback lines, if any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 2326 Smith Springs Rd., Nashville, TN 37217
(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/our hands this 19th day of September, 2019.

Andrea Lynn Bigham
Andrea Lynn Bigham

State of Tennessee
County of Davidson

Personally appeared before me Andrea Lynn Bigham, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2019.

Notary Public
My Commission Expires: 11.4.21

File No.: 201908033

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY