THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-10874-BW

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: JAN 8, 2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 435844 DEEDWARR
07/13/2020 10:09:18 AM 2 pgs
Fees: $13.00 Taxes: $1,102.23

20200713-0076074

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Smith	NEW OWNER	MAP & PARCEL
1108 Lilly Valley Way		102-13-0B-037.00-CO
Nashville, TN 37209		
(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, **Christopher Cassar and Michelle Cassar, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Smith,**

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 Unit No. 37 on the plan of Park Place at Charlotte, a Horizontal Property Regime with Private Elements, as established by th Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493 and in Instrument No. 20170213-0014731, and as shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Cassar and Michelle Cassar, husband and wife by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20170818-0085135 Register's Office for Davidson County, Tennessee, dated August 07, 2017 and recorded on August18, 2017.

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 **1108 Lilly Valley Way, 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 our hands this the 16th day of June, 2020.

Christopher Cassar

Christopher Cassar

Michelle Cassar

Michelle Cassar

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 **Christopher Cassar** 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 16th day of June, 2020.

My Commission expires: Jan 5, 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 **Michelle Cassar** 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 16th day of June, 2020.

My Commission expires: Jan 5, 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public