Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 460181 DEEDWARR
08/19/2020 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,283.90
20200819-0093431

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $347,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2020.

Notary Public
My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-7-2024

05-1908-67583

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey & Nicole Cason 1812 Springfield Hwy Goodlettsville TN 37072	New Owner	006-100.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly Dawn Eagar, A Single Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey Cason and Nicole Cason, Husband and Wife**, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

Beginning at an existing iron pin, said pin being the northeast corner of the herein described tract and a corner to Meadors, also being in the west right of way of U.S. Hwy. 41; thence along said right of way south 24 deg. 42' 00" east 50.00 feet to an iron pin (set), a corner to Meadors; thence leaving said right of way along the line of Meadors south 65 deg. 31' 48" west 473.59 feet to an iron pin (set), said pin being a corner to Meadors and in the west margin of a 50 foot ingress-egress easement as recorded in Book 5984, Page 320, R.O.D.C.T.; thence along said margin south 09 deg. 52' 38" east 104.20 feet to an iron pin (set), said pin being a corner to Meadors and in the line of Cornish; thence with the line of Cornish as recorded in Book 5160, Page 978, R.O.D.C.T., south 58 deg. 02' 20" west 537.49 feet to an existing iron pin, a corner to Cornish and in the line of Jones; thence with the line of Jones north 31 deg. 32' 05" west 864.58 feet to a 24 inch oak tree; thence with the line of Jones south 72 deg. 34' 05" west 18.84 feet to an iron pin (set); thence with the line of Jones north 35 deg. 57' 12" west 64.00 feet to an iron pin (set); thence with the line of Jones north 07 deg. 07' 35" west 71.46 feet to a 18 inch oak tree; thence with the line of Jones north 44 deg. 19' 17" west 151.24 feet to an existing iron pin, said pin being in the line of Jones and a corner to Keeling as recorded in Book 5984, Page 320, R.O.D.C.T.; thence with the line of Keeling south 80 deg. 07' 28" east 517.05 feet to an existing iron pin; thence with the line of Keeling south 17 deg. 38' 15" east 304.05 feet to an existing iron pin; thence with the line of Keeling north 72 deg. 32' 03" east 196.82 feet to an existing iron pin; thence with the line of Keeling north 16 deg. 42' 21" west 77.31 feet to an iron pin (set), said pin being in the line of Keeling and a corner to Meadors, also being in the west margin of a 50-foot ingress-egress easement; thence, with the line of Meadors along said margin south 49 deg. 02' 12" east 58.75 feet to an iron pin (set); thence with said margin south 61 deg. 05' 45" east 150.42 feet to an iron pin (set); thence with said margin south 49 deg. 02' 12" east 92.53 feet to an iron pin (set); thence with said margin south 30 deg. 48' 10" east 36.53 feet to an iron pin (set); thence with said margin south 13 deg. 17' 18" east 78.79 feet to an iron pin (set, said pin being a corner to Meadors; thence with the line of Meadors north 65 deg. 31' 48" east

461.78 feet to the point of beginning, according to a survey by Johnson and Dillehay land surveying, dated November 20, 1985.

For informational purposes only: prior deed references subject property to contain 10.71 acres, more or less.

Being the same property conveyed to Steven A. Bray and wife, Judy E. Bray by deed from John C. Meadors and wife, Wanda L. Meadors, dated November 25, 1985, recorded December 13, 1985, of record in Book 6734, Page 936, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven A. Bray by Quitclaim Deed from Judy E. Bray, dated November 9, 1994, recorded March 11, 1998, of record in Book 10833, Page 256, Register's Office for Davidson County, Tennessee. The said Steven A. Bray, also known as Steven Allen Bray, having since died on April 4, 2001. The Last Will and Testament of Steven Allen Bray was admitted to probate in the Probate Court of Davidson County, Tennessee, by Order of the Court, entered November 20, 2002 in Docket No. 01P-971. The Last Will and Testament devised all property of Steven Allen Bray to his wife, Kelly Dawn Bray. The Estate was closed by Order of the Court entered March 23, 2004.

Further being the same property conveyed to Kelly Dawn Eagar and spouse Andrew D. Eagar by Quitclaim Deed from Kelly Dawn Eagar f/k/a Kelly Dawn Bray, dated March 13, 2014, recorded March 13, 2014, of record in Instrument No. 20140313-0021108, Register's Office for Davidson County, Tennessee. The said grantees were divorced by Final Judgment of Divorce by the Fourth Circuit Court of Davidson County, entered June 29, 2016, in Case No. 15D-876. Said Judgment contains an Marital Dissolution Agreement which awards the subject property to Kelly Eagers.

Further being the same property conveyed to Kelly Dawn Eagar by Quitclaim Deed from Andrew D. Eagar, dated July 5, 2016, recorded July 19, 2016, of record in Instrument No. 20160719-0074244, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 1812 Springfield Hwy, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of August, 2020.

Kelly Eagar

Kelly Dawn Eagar

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kelly Dawn Eagar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 7th day of August, 2020.

Notary Public

My Commission expires: 03-17-24

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021