WARRANTY DEED

Karen Johnson Davidson County
Batch# 473500 DEEDWARR
09/10/2020 01:45:01 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20200910-0103310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nathan O. Casey and Elizabeth P. Casey	new owners	Parcel ID: 131 04 0 233.00
(NAME)	(NAME)	
1120 Duncanwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Chris Boulware and Erin H. Boulware, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan O. Casey and Elizabeth P. 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:

Being Lot No. 32, on the Plan of Duncanwood of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Chris Boulware and Erin H. Boulware, as tenants by the entirety, by Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholder CWALT, Inc. Alternative Loan Trust 2006-OC8, Mortgage pass-Through Certificates Series 2006-OC8, of record in Instrument No. 20100420-0029658, in the Register's Office of Davidson County, Tennessee, dated March 31, 2010, and recorded on April 20, 2010 and corrected by Scrivener's Affidavit of record in Instrument No. 20130812-0084242, in the Register's Office of Davidson County, Tennessee, recorded on August 12, 2013.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-20-1120

unimproved ☐
This is improved ☒ property, known as 1120 Duncanwood Drive, Nashville, TN 37204

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 3rd day of September 2020

Chris Boulware

Erin H. Boulware

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chris Boulware and Erin H. Boulware, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY