WARRANTY DEED

Karen Johnson Davidson County
Batch# 521729 DEEDWARR
11/25/2020 01:20:19 PM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20201125-0138470

O-VRES-20-3509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Julia Anna Main
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2020.

Cheryl Rodgers
Notary Public

MY COMMISSION EXPIRES: 11-20-2023
(AFFIX SEAL)

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL OR PROPERTY ID
Thomas Allen Main and Julia Anna Main	**Movement Mortgage, LLC**	
(NAME) **3509 Pleasant Valley Rd**	(NAME) **8024 Calvin Hall Road**	**118-10-0-186.00**
(ADDRESS) **Nashville, TN 37204-3418**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL REILLY AND SIERRA CASKEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS ALLEN MAIN AND JULIA ANNA MAIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plan of a Part of the James E. Caldwell Estate, Longview Manor, Sections One and Two of record in Plat Book 1424, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Reilly, unmarried, and Sierra Caskey, unmarried, as joint tenants with rights of survivorship by Quitclaim deed from Michael Reilly, a single man of record in Instrument No. 20191205-0125606 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on December 05, 2019. Michael Reilly and Sierra Caskey having since married and are now husband and wife.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 127, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1760, Page 25, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Conveyance to Water Lines of record in Book 1883, Page 521, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3509 Pleasant Valley Rd, Nashville, Tennessee 37204-3418**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20TH DAY OF NOVEMBER, 2020.

Michael Reilly by Brian Mitchell
Attorney In Fact
Michael Reilly, by his attorney in fact, Brian Mitchell

Sierra Caskey by Brian Mitchell
Attorney In Fact
Sierra Caskey, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL REILLY AND SIERRA CASKEY, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL REILLY AND SIERRA CASKEY.

Witness my hand and official seal, this the 20th of November, 2020.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DAWN MARTIN

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212