This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 564743 DEEDWARRSP
02/01/2021 08:37:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210201-0013797

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Nathan O. Casey Elizabeth P. Casey 1116 Brookmeade Drive Nashville, TN 37204	Same as New Owner	173-09-0A 503.00 CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Elizabeth Peele**, hereinafter called Grantor, has bargained and sold, and does hereby transfer and convey unto **Nathan O. Casey and Elizabeth P. Casey, husband and wife**, hereinafter called Grantees, their heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to Elizabeth Peele, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060719-0087287, Register's Office for Davidson County, Tennessee. Elizabeth Peele is the same person as Elizabeth P. Casey.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to the following:

1. Taxes for the current year and subsequent years.
2. Matters shown on plan of record as Instrument No. 20051028-0130418, in the Register's

Office for Davidson County, Tennessee.

3. Charter of the Lenox Village Neighborhood Association, Inc. of record as Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and 20060321-0032382, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20020315-0032826 and 20060321-0032383, in the Register's Office for Davidson County, Tennessee.
6. Easements for sanitary sewer and storm drainage of record as Instrument No. 20010918-0100849 and 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record as Instrument No. 20041229-0154223, in the Register's Office for Davidson County, Tennessee.
8. All zoning regulations, building restrictions, setback lines, easements, rights-of-way, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 8718 Gauphin Place, Nashville, Tennessee 37211.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their heirs, successors and assigns in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming the same from, through or under Grantor, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 on January 25, 2021.

Elizabeth P. Peele

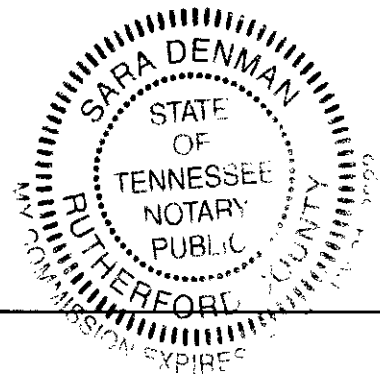
Elizabeth Peele, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared the within named Grantor, **Elizabeth Peele**, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on January 25, 2021.

Sara Denman
Notary Public
My Commission Expires: 2/21/22



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00. This transfer creates a tenancy by the entirety.

Subscribed and sworn to before me on January 25, 2021.

Elizabeth P. Casey
Elizabeth P. Casey, Grantee

Sara Denman
Notary Public
My Commission Expires: 2/21/22

