Karen Johnson Davidson County
Batch# 564743 DEEDWARRSP
02/01/2021 08:37:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210201-0013798

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

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

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Nathan O. Casey and Elizabeth P. Casey, husband and wife**, hereinafter Grantors, do transfer and convey unto **Nathan O. Casey and Elizabeth P. Casey, Trustees of the Casey Family Trust dated January 25, 2021,** hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land 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 Nathan O. Casey and Elizabeth P. Casey, husband and wife, by deed from Elizabeth Peele of record in Instrument No. 20210201-0013797, Register's Office for Davidson County, Tennessee.

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.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have 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 Grantors do now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns against all persons claiming the same from, through or under Grantors, but not further or otherwise.

Grantees, as Trustees, have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

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.

Nathan O. Casey, Grantor

Elizabeth P. Casey, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared the within named Grantors, **Nathan O. Casey and Elizabeth P. Casey**, 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 for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust created by Grantors.

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

Elizabeth P. Casey

Elizabeth P. Casey, Trustee, Grantee

Sara Denman

Notary Public
My Commission Expires: 2/21/22

