WARRANTY DEED

Karen Johnson Davidson County
Batch# 594372 DEEDWARR
03/18/2021 08:09:56 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210318-0035711

JM-SB-VRES-21-1214

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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 NUMBER (S)
Casey M. Howards and Rachel Weiss-Howards	**CapStar Bank**	
(NAME)	(NAME)	**061-08-0-111.00**
902 Carolyn Ave	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37215**	
(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, **IMOGENE S. BANDY , TRUSTEE OF THE BANDY FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 28TH, 1996,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASEY M. HOWARDS AND RACHEL WEISS-HOWARDS, 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. 40 on the Plan of Section Three, McGaughey Heights of record in Plat Book 1835, Page 120, 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 John T. Bandy and Imogene S. Bandy trustees of the Bandy Family Revocable Living Trust Agreement dated October 28th, 1996 by QuitClaim deed from John T. Bandy and wife, Imogene Bandy of record in Book 10240, page 334, Register's Office for Davidson County, Tennessee, dated October 28, 1996 and recorded on October 29, 1996.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Plan of record in Plat Book 1835, Page 120 and Book 1835, Page 58, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2104, Page 189, 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: **1214 Littonwood Drive, Nashville, Tennessee 37216**.

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 16th DAY OF MARCH, 2021.

The Bandy Family Revocable Living Trust dated October 28th, 1996

BY: Imogene S. Bandy
Imogene S. Bandy
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IMOGENE S. BANDY, TRUSTEE of THE BANDY FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 28TH, 1996, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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