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Karen Johnson Davidson County
Batch# 597998 DEEDWARR
03/23/2021 12:40:14 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20210323-0038248

Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Middle Tennessee Law Group

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Terence T. Casey and wife, Susan B. Casey**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Randal Higgs and wife, Kathie Higgs**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Tract 2 on the Final Plat of W. S. Gray property of record in Book 4460, page 177, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the westerly margin of Tyne Boulevard at the common corner of Tracts 1 and 2; thence with the line between said tracts 1 and 2 Westerly 400.45 feet to a point; thence Northerly 217.7 feet to a point; thence Easterly 450.51 feet to a point in the Westerly margin of Tyne Boulevard; thence with the Westerly margin of said Boulevard, South 2 degrees 14 minutes West 95 feet to a point; thence South 4 degrees 24 minutes West 95 feet to a point; thence North 83 degrees 51 minutes West 15 feet to a point; thence South 8 degrees 07 minutes West 95 feet to the point of beginning.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 11010, Page 835, Register's Office of Davidson County, Tennessee.
>
> Being also known as 1706 Tyne Blvd, Nashville, TN 37215.
>
> Map 145, Parcel 111.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be

prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions, applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 13th day of March, 2021.

Terence T. Casey

Terence T. Casey

Susan B. Casey

Susan B. Casey

STATE OF Louisiana

COUNTY OF Jefferson

Personally appeared before me, the undersigned, Terence T. Casey and wife, Susan B. Casey, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of March, 2021.

Jillian Campbell

Notary Public

My commission expires:
upon death

JILLIAN CAMPBELL
Notary Public
State of Louisiana
Jefferson Parish
Notary ID # 137591
My Commission is for Life

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of March, 2021.

Notary Public

My commission expires:

JEANIE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 04-17-2022

NEW PROPERTY OWNERS:

Randal Higgs & Kathie Higgs
454 Bear Creek Pike
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Randal Higgs & Kathie Higgs
454 Bear Creek Pike
Columbia, TN 38401