Karen Johnson Davidson County
Batch# 624749 DEEDWARR
04/28/2021 03:07:17 PM 3 pgs
Fees: $18.00 Taxes: $2,431.53
20210428-0056978

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36228-04-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $657,170.00. Wycliffe Niles Affiant Subscribed and sworn to before me this 27th day of April, 2021. Notary Public My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To: NEW OWNER	Tax Information:
Wycliffe Niles Lisa Niles 836 Brook Hollow Road Nashville, TN 37205	1718 CHURCH ST UNIT 331845 NASHVILLE, TN 37203	Map and Parcel No.: 102 12 0 030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian T. Casey, a married man ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **Wycliffe Niles and wife Lisa Niles (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 836 Brook Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSBC21-836

Jamie Hawkins Casey, wife of Brian T. Casey, joins in the execution of this instrument for the purpose of conveying all of her interest in the subject property, marital or otherwise, to Grantees.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 27th day of April, 2021.

Brian T. Casey

Jamie Hawkins Casey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian T. Casey and Jamie Hawkins Casey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2021.

Notary Public
My Commission Expires:

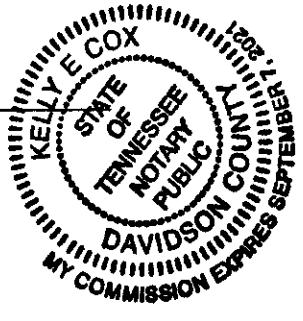


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Horton Heights, Section A, of record in Book 2133, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian T. Casey, an unmarried person, by Warranty Deed from Barbara Anne Tippins and Chaz Tippins, wife and husband, of record in Instrument No. 20180202-0010859, in the Register's Office of Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018. Brian T. Casey having since married Jamie Hawkins Casey.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horton Heights, Section A, as recorded in Plat Book 2133, Page(s) 71 Register's Office of Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2200, Page 490 Register's Office of Davidson County, Tennessee.
4. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5069, Page 551 Register's Office of Davidson County, Tennessee.