Karen Johnson Davidson County
Batch# 627354 DEEDWARR
05/03/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20210503-0058839

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434300**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 36212 The actual consideration or value, whichever is greater, for this transfer is: ~~$875000.00~~ Affiant Subscribed and sworn to before me, this 29th day of April, 2021. Notary Public My Commission Expires:

KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Brian T. Casey and Jamie Hawkins Casey 4130 Lealand Lane Nashville TN 37204	Send Tax Bills To: Movement Mortgage 8024 Calvin Hall Rd. Indian Land SC 29707	Tax Information: Tax Parcel ID No. 132-05-0E-001.00-C0

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, **Laura Cox and husband, Joe Cox** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian T. Casey and wife, Jamie Hawkins Casey**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Outer Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Outer Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051216-0151270, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Outer Drive Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20051216-0151270, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Laura Cox and husband Joe Cox by Warranty deed from Charles Hawkins and wife Patricia Hawkins of record in Instrument No. 20121121-0107615 Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 21, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 98 & 99, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Outer Drive Townhomes of record in Instrument Number 20051216-0151270, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051216-0151270, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial

status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement for Sanitary Sewers and/or Storm Drainage in Book 4099, page 340, Register's Office for Davidson County, Tennessee.

This is improved property located at 4130 Lealand Lane Nashville TN 37204

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of April, 2021.

Laura Cox

Joe Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Cox and Joe Cox, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2021.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

