Karen Johnson Davidson County
Batch# 698660 DEEDWARR
08/17/2021 09:20:38 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20210817-0110780

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30458	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Weston Wood and Tessa Nicole White	Sprout Mortgage, LLC	
1014 Battlefield Drive	90 Merrick Ave Ste 430	11805008600
Nashville, TN 37204	East Meadow, NY 11554	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James R. Story and wife, Kendall Smith-Story, formerly known as Kendall M. Smith,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Weston Wood and Tessa Nicole White,** husband and wife, as Tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of J. Leroy Davis Subdivision of parts of Lots No. 7 and 8 in Noelton, not of record, and part of Lot No. 7 on the unrecorded Subdivision of Noelton, described according to a Mortgage Loan Inspection by John Kohl & Co., P.C., RLS dated May 10, 1999, file no. 38238-76 as follows:

Said Lot No. 2 fronts 70 feet on the Northerly margin of Battlefield Drive and extends back 147.2 feet on the Westerly line and 159.5 feet on the Easterly line to a dead line in the rear, measuring 55.1 feet thereon.

Being the same property conveyed to James R. Story and Kendall M. Smith by Warranty deed from Amanda Kincade, married of record in Instrument No. 20140516-0042331, Register's Office for Davidson County, Tennessee, dated April 15, 2014 and recorded on April 16, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1014 Battlefield Drive, Nashville, TN 37204.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 9th day of August, 2021.

James R. Story

Kendall Smith-Story

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R. Story** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of August, 2021.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kendall Smith-Story** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of August, 2021.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public