WARRANTY DEED

ROCCO J. MARCELLO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-BC-22-0321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (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)
Brian Dewayne Case and Jamie Case	**Third Federal Savings and Loan Association of Cleveland**	
(NAME) **321 Compass Point**	(NAME) **7007 Broadway Avenue**	**076-09-0A-028.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Cleveland, OH 44105**	
(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, **ROBERT CARVER HIBBETT AND EMILY MORGAN HIBBETT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN DEWAYNE CASE AND JAMIE CASE, MARRIED TO EACH OTHER,** 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. 28 on the Plan of Chandler Grove of record in Plat Book 7900, Page 796, Amended in Book 7900, Page 802 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 Robert Carver Hibbett and Emily Morgan Hibbett, husband and wife by Warranty deed from Brendan G. Sullivan and Kelly A. Sullivan, husband and wife of record in Instrument No. 20200819-0093604 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 796, amended in Book 7900, page 802, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9480, Page 4, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9480, Page 16, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone and Telegraph Co of record in Book 1104, Page 400, 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: **321 Compass Point, Hermitage, Tennessee 37076**.

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.

Karen Johnson Davidson County
Batch# 866992 **DEEDWARR**
06/03/2022 10:52:25 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220603-0064222

Witness my/our hand(s) this the 27th DAY OF MAY, 2022.

Robert Carver Hibbett by Emily Morgan Hibbett Attorney in Fact
Robert Carver Hibbett by Emily Morgan Hibbett,
Attorney in Fact

Emily Morgan Hibbett
Emily Morgan Hibbett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY MORGAN HIBBETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT CARVER HIBBETT, and who acknowledged he/she executed the same as the free act and deed of the said ROBERT CARVER HIBBETT.

Witness my hand and official seal, this the 27th of May, 2022.

Rocco J Marcello
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY MORGAN HIBBETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Rocco J Marcello
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212