Karen Johnson Davidson County
Batch# 887118 DEEDWARR
07/11/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20220711-0079484

WARRANTY DEED

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

File #22-DM-0918-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ann Casey and James Lawrence Casey	New Owner	
(NAME)	(NAME)	**072 09 0 303.00**
918 Fairwin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **HARRY C. BLAKE, AND DENNIS P. O'BRIEN, MARRIED TO EACH OTHER** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN CASEY AND JAMES LAWRENCE CASEY, WIFE AND HUSBAND,** 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 number 55 on the Map of Eskridge Subdivision of part of the W.B. Franklin property as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry C. Blake, unmarried, and Dennis P. O'Brien, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Land Trust, of record in Instrument No. 20130729-0078475, in the Register's Office for Davidson County, Tennessee, dated July 25, 2013 and recorded on July 29, 2013.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eskridge Subdivision of part of the W.B. Franklin Property, as recorded in Book 547, Page(s) 52 .
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4102, Page 491 and Book 4231, Page 664.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **918 Fairwin Avenue, Nashville, TN 37216**.

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.

Witness my/our hand(s) this the 30th day of June, 2022.

Harry C. Blake by C. Loy Carney, Attorney-In-Fact

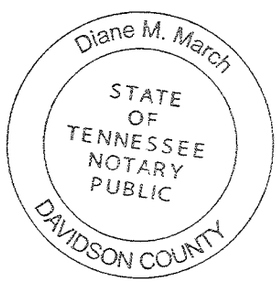
Dennis P. O'Brien by C. Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, 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 Harry C. Blake and acknowledged that he executed the same as the free act and deed of the said Harry C. Blake.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires: 1-11-26

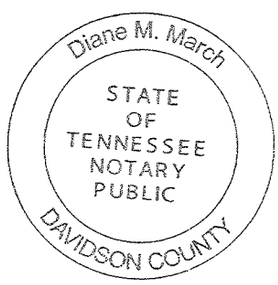


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, 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 Dennis P. O'Brien and acknowledged that he executed the same as the free act and deed of the said Dennis P. O'Brien.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires: 1-11-26



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2022.

Affiant Signature

7/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/5/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON