WARRANTY DEED

BOOK 11500 PG. 672
ESNM-99-1359

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES 5/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W., Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Christa M. Schoenbrodt	FT Mortgage Companies	MAP 104
(NAME)	(NAME)	
1709 Villa Place	5400 LBJ Freeway Suite 300	GROUP 08-O
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Dallas, TX 75234	PARCEL 363
(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, Eric A. Casteel and wife, Lisa M. Casteel and Ellen Kaye Topp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christa M. Schoenbrodt and Charles A. Schoenbrodt, ~~married~~ unmarried

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:

Being Lot No. 10 on the Plan of Subdivision Lot No. 60 in O.B. Hayes Addition, called "Rokeby", as of record in Plat Book 161, Page 133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric A. Casteel and wife, Lisa M. Casteel and Ellen Kaye Topp by deed from Joan Anderson Keith aka Joan Anderson, single of record in Deed Book 10073, page 502, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

0454 05/28 0101 03CHECK 556.75

05929933
INSTRUMENT REFERENCE

99 MAY 28 PM 3:30
BILL BOYD, REGISTER
DAVIDSON COUNTY, TN.

MAIL FEE

unimproved ( )
This is improved (X) property, known as 1709 Villa Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 27th day of April 19 99

Eric A. Casteel

Ellen Kaye Topp

Lisa M. Casteel

by Lisa M. Casteel
Attorney in Fact

BOOK 11500 PG. 673

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 ERIC A. CASTEEL and wife LISA M. CASTEEL

the bargainor S, 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 and official seal at Hermitage, Tennessee, this 27th day of April, 1999.

Commission expires 3/23/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 1999, 1997, before me personally appeared Lisa M. Casteel, 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 Ellen Kaye Topp, and who acknowledged that she executed the same as the free act and deed of the said Ellen Kaye Topp by virtue of that Power of Attorney, duly executed by the said Ellen Kaye Topp and appearing of record in Book 11500, page 671, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee this 27th day of April, 1999.

My Commission Expires: 3/23/2002

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 674

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0592993

IDENTIFICATION REFERENCE

99 MAY 28 PM 3:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT	
		147500.00
	CON TX	545.75
	PRFEE	1.00
	WDEED	8.00
	CFEE	2.00
	TOTAL	556.75
	CHECK	556.75

05/28/99 01 15:34 0001 2454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467003