# WARRANTY DEED

JILL L. ROLLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill L. Roller
My Commission Expires
Jan. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00

Mark R Trushel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark R. Trushel | Eloan Inc. | 131-7-10 |
| (NAME) | (NAME) | |
| 1922 Castleman Drive | 5875 Arnold Road, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Dublin, CA 94568 | |
| (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, Edward Owen Stec, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark RTrushel, 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. 3 on the Map of J. G. Grissim`s Subdivision of record in Book 1424, Page 36, Register`s Office for said County.

SAID Lot No. 3 fronts 100 feet on the north side ofCastleman Drive and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Edward OwenStec by Quitclaim Deed from Phoenix Enterprises, Inc. of record in Book 11014, Page 662 and re-recorded in Book 11147, Page 409, Register`s Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1922 Castleman Drive, Nashville, TN 37215
(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 my/our hand(s) this 27th day of September, 2000.

Edward Owen Stec

Davidson County DEEDWARR
Recvd: 09/29/00 11:20 2pgs
Fees:11.00 Taxes:1159.95

20000929-0096386

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 Edward Owen Stec, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2000.

Commission expires:

Jill L. Roller Notary Public

JILL L. ROLLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**Jill L. Roller**
My Commission Expires
Jan. 27, 2001