Realty Title
48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 02-04-07

(AFFIX SEAL)

MARIAN S. YOUNG NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-1855

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Caswell	1st Trust Bank for Savings	098-05-0-A 025.00 CO
(NAME)	(NAME)	
6201 Hampton Hall Way	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38187	
(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, Lambertus Croezen and wife, Donna Hodge Croezen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Caswell and wife, Kimberley K. Caswell, 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, TN, being Lot No. 138 on the Plan of Hampton Hall, Section One, of record in Plat book 9700, Pages 290 and 291, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lambertus Croezen and wife, Donna Hodge Croezen by Warranty Deed from Beazer Homes Corp, d/b/a, Phillips Builders, dated 05/14/99, of record in Book 11499, Page 593 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6201 Hampton Hall Way, Hermitage, TN 37076

(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 hands this 29th day of October, 2004.

Lambertus Croezen

Donna Hodge Croezen

Davidson County DEEDWARR
Recvd: 11/02/04 13:52 2pgs
Fees:13.00 Taxes:684.13

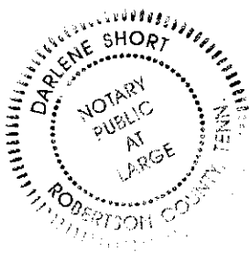
20041102-0131782

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 Lambertus Croezen and wife, Donna Hodge Croezen the bargainor(s), with whom I am personally acquainted for 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 at Hermitage, Tennessee, this 29th day of October, 2004.

Commission Expires: 11/25/2007

Darlene Short
Notary Public: Darlene Short



RETURN TO:

Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Parkway
Hermitage, TN 37076