Box 5

File No. 250401827

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/05 10:11 3 pgs
Fees:18.00 Taxes:166.50
20050526-0059449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Callaghan	SAME	**090-08-0-105**
(NAME)	(NAME)	
635 James Avenue	1204 Firth Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert A. Castleman, Jr., William D. Castleman, Nancy Castleman Hiehle, Betty E. Castleman and Kimberly Castleman Halley, being the sole surviving heirs of Robert A. Castleman, Deceased and Gayle Castleman Nash, being the sole surviving heir of Edwin B. Castleman, Deceased,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brendan P. Callaghan, and wife, Christine M. Callaghan

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, being Lot No. 23 on the Resubdivision of certain lots in the West Nashville Annex, of record in Book 332, Page 24, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert A. Castleman and Edwin B. Castleman by deed from Ray K. Binnion and wife, Mary M. Binnion, executed May 13, 1974, and filed of record on May 16, 1974, in Book 4815, page 981, Register's Office for Davidson County, Tennessee.

The said Robert A. Castleman having since died on January 3, 1980, leaving as his sole surviving heirs, his wife, Thelma Castleman, and his children, Robert A. Castleman, Jr., James A. Castleman, William D. Castleman, and Nancy Castleman Hiehle. Thelma Castleman having since died on July 18, 1991. James A. Castleman having since died on July 15, 1987, leaving as his sole surviving heirs, his wife, Betty E. Castleman and his daughter, Kimberly Castleman Halley.

The said Edwin B. Castleman having since died on December 10, 2004, leaving as his sole surviving heir, his daughter, Gayle Castleman Nash.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **635 James Avenue, Nashville, TN 37209**

(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 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 our hands this _____ day of May, 2005.

Gayle Castleman Nash

Robert A. Castleman, Jr.

Betty E. Castleman

William D. Castleman

Kimberly Castleman Halley

Nancy Castleman Hiehle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ROBERT A. CASTLEMAN, JR., WILLIAM D. CASTLEMAN, NANCY CASTLEMAN HIEHLE, and BETTY E. CASTLEMAN**, 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 this 24th day of May, 2005.

Notary Public

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

My Commission Expires:

STATE OF GEORGIA
COUNTY OF Spalding

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KIMBERLY CASTLEMAN HALLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 17, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GAYLE CASTLEMAN NASH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2005.

Kathy J Byers
Notary Public

My Commission Expires:

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE