File No. 250800001

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,950.00

Kathy J Byers
Affiant

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2005.

Bertie J Whitaker
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 |
|---|---|---|
| Eric Yorgason | Countrywide Home Loans, Inc. | 034-03-0-B 403.00 CO |
| (NAME) 403 Churchill Crossing | (NAME) 2021 N. Gallatin Road, Suite 280 | Davidson County DEEDWARR Recvd: 08/24/05 08:37 2 pgs Fees:13.00 Taxes:332.82 20050824-0100709 |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Madison, Tennessee 37115 | |
| (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, I, **William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Yorgason, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 Unit No. 403, Phase 4, Churchill Crossing Condominiums, a Horizontal Property Regime** established by the Master Deed in Book 7792, Page 915, amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries, by deed from SC Realty, Inc., a Delaware corporation, of record in Book 9954, Page 900, Register's Office for Davidson County, Tennessee.

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 403 Churchill Crossing, Madison, TN 37115
(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), HIS 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), HIS 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 18th day of August, 2005.

William D. Castleman, Trustee

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 WILLIAM D. CASTLEMAN, TRUSTEE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 18th day of August, 2005.

Commission expires: _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
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**RETURN TO:**
Castleman Title
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Goodlettsville, TN 37072