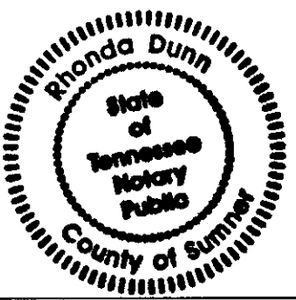
File No. [redacted]1781

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jacqueline Sherrell
Affiant

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

Rhonda Dunn
Notary Public

MY COMMISSION EXPIRES: 2-18-09

Davidson County DEEDWARR
Recvd: 10/24/05 12:36 2 pgs
Fees:13.00 Taxes:332.82

20051024-0128073

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
Jacqueline Sherrell	Jacqueline Sherrell	034-03-0-B-812.00 C0
(NAME) 812 Churchill Crossing	(NAME) Same	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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 **Jacqueline Sherrell, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HER 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. 812, Phase 4, Building 8, a Horizontal Property Regime Established by Fourth Amendment to the Master Deed of Churchill Crossing Condominiums of record in 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, 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 812 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), HER 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), HER 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 hands this 18th day of October, 2005.

William D. Castleman, Trustee

By: William D. Castleman

Kathy J. Byers, Attorney-in-Fact

By Kathy J Byers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **KATHY J. BYERS**, with whom I am personally acquainted, and who acknowledged that **SHE** executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20050901-0105096, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of **WILLIAM D. CASTLEMAN** and is authorized by **WILLIAM D. CASTLEMAN** to execute this instrument as the free act and deed of **WILLIAM D. CASTLEMAN** on this 18th day of October, 2005.

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

Commission expires: 2-18-09

Rhonda Dunn

Notary Public

Rhonda Dunn
State of Tennessee Notary Public
County of Sumner

File Number: 250901781

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072