File No. 251101018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,950.00

X Carol Schmitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: _____.

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

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

Davidson County DEEDWARR
Recvd: 12/02/05 10:12 2 pg
Fees:13.00 Taxes:351.32

20051202-0144934

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
Carol Schmitz	Centex Home Equity	034 03-0 B 909.00 CO
(NAME)	(NAME)	
909 Churchill Crossing	P. O. Box 650783	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75265-0783	
(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 **Carol Schmitz**, 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:

Being Unit No. 909, Phase 5, Building 9, as established by Fifth Amendment to the Master Deed of Churchill Crossing Condominiums, said Master Deed recorded in Book 7792, Page 915 and Fifth Amendment recorded in Instrument No. 200508290103075, 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 909 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 hand(s) this 30th day of November, 2005.

William D. Castleman
By: Kathy J. Byers, Attorney-in-Fact
Kathy J. Byers
Attorney in fact

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 30th day of November, 2005.

Witness my hand in Goodlettsville, Tennessee, this 30th day of November, 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
STATE OF TENNESSEE

File Number: 251101018
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072