WARRANTY DEED

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

06TN01489

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$176,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 4, 2006
(AFFIX SEAL)

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK HOSFORD	**COUNTRYWIDE HOME LOANS**	**61-8-175**
(NAME) **1213 KENWOOD DRIVE**	(NAME) P.O. Box 660694	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Dallas, TX 75266-0694	
(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, **PATRICK EDWARD CASTLE AND WIFE, BRENDA ALLEN CASTLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK HOSFORD, UNMARRIED AND KELLY PERRY, UNMARRIED, as joint tenants with right of survivorship**, 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:

BEING LOT NO. 22 OF BLOCK "E" ON THE MAP OF SECTION NO. 2, JACKSON PARK, AS OF RECORD IN BOOK 843, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22 FRONTS 60 FEET ON THE NORTHERLY SIDE OF KENWOOD DRIVE AND RUNS BANK BETWEEN LINES 190 FEET 10 INCHES ON THE WEST LINE AND 205 FEET ON THE EAST LINE, TO A DEAD LINE, MEASURING 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PATRICK EDWARD CASTLE AND WIFE, BRENDA ALLEN CASTLE BY DEED FROM CHARLES N. GANT, III AND WIFE, PAMELA S. GANT OF RECORD IN BOOK 4810, PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1213 KENWOOD DRIVE, NASHVILLE, TN 37216**
(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 18 **day of** May **2006.**

PATRICK EDWARD CASTLE

BRENDA ALLEN CASTLE

Davidson County DEEDWARR
Recvd: 05/22/06 13:04 2 pgs
Fees:13.00 Taxes:653.05

20060522-0059875

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **PATRICK EDWARD CASTLE AND WIFE, BRENDA ALLEN CASTLE** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 18 **day of** May **2006.**

Commission expires: **July 19, 2006**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008