File No. 260600028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAIVDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 07/21/07

Davidson County DEEDWARR
Recvd: 07/27/06 10:01 2 pgs
Fees:13.00 Taxes:676.73
20060727-0090760

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith D. Whitaker	HomeFocus Tax Service, LLC	133-13-0-043.00
(NAME) 565 Elysian Fields Road	(NAME) Lender #2190 P. O. Box 26389	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Richmond, VA 23260	
(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, **Linda Fay Paschall, unmarried, and Rose A. Frye, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith D. Whitaker, unmarried, and Mandy L. Miles, unmarried, as joint tenants with right of survivorship**, 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:

Being Lot No. 591 on the Plan of Section VII. Caldwell Hall, as of record in Book 3300, Page 19, Register's Office for said County.

Beginning at a point in the southerly margin of Elysian Fields Road, at the corner of Lots 590 and 591; thence with the line between said lots southwardly 112 feet to a corner of Lot No. 592 on said plan; thence with the line between Lots 591 and 592, westwardly 116.2 feet to a point in the easterly margin of Langston Drive; thence with the margin of the same, northwardly 115 feet to a point at the beginning of a curve; thence around said curve, northeastwardly 39.27 feet to a point in the southerly margin of Elysian Fields Road; thence with the margin of the same, eastwardly 101.85 feet to the beginning

Being the same property conveyed to Linda Fay Paschall, her heirs and assigns, by deed dated 04/23/1997 from Linda Fay Paschall, Personal Representative of the Estate of Nell Ruth Paschall, deceased, in Book 10425, Page 642, 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 565 Elysian Fields Road, Nashville, TN 37211
(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 my/our hands this 25th day of July, 2006.

Linda Fay Paschall

Rose A. Frye

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 LINDA FAY PASCHALL, unmarried, and ROSE A. FRYE, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 25th day of July, 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 260600028

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072