File #20060268

Davidson County DEEDWARR
Recvd: 08/08/06 14:49 2 pgs
Fees:13.00 Taxes:957.93

20060808-0097473

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harjinder Kaur	HAMILTON MORTGAGE CORP.	Map 183-05-A
(NAME)	(NAME)	
804 Morningwood Place	1 INDEPENDENCE PLAZA, STE. 416	Parcel 252.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	BIRMINGHAM, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Eric Castrellon and wife, Melody Castrellon, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Harjinder Kaur and Gurjit Singh, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Phase 5, Section 8, October Woods, a Planned United Development, of record in Instrument 199912140303097 and 199912140303098, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric Castrellon and Melody Castrellon by deed from Lifestyle Home Builders, Inc., a Tennessee Corporation of record in Instrument 200407210087503, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 276, made applicable to Section 8 in Instrument 199912060300152; Charter of record in Book 9840, page 259; By-Laws in Book 9840, page 267; Boundary Plat in Book 7900, page 909; Easement for permanent drainage in Book 8443, page 75; Storm Water Detention Agreement in Book 11367, page 166; Conveyance of Common Area to HOA in Instrument 200004250041127 and any and all matter shown on Plan of record in Instrument 199912140303097, all in the Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 804 Morningwood Place, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 20th day of July, 2006.

Eric Castrellon

Melody Castrellon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Eric Castrellon and Melody Castrellon, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

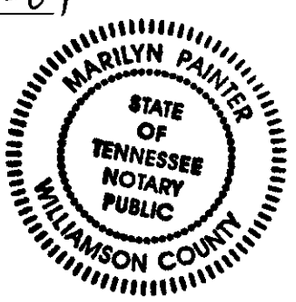
WITNESS my hand and official seal, this 28th day of July, 2006.

Marilyn Painter

Notary Public

My Commission expires; 1-20-09

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027