File No. 260701666

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 14:08 2 pgs
Fees:13.00 Taxes:340.40

20060814-0100015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/23/08

(AFFIX SEAL)

JUDY CALLIS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Reedy	Robert E. Reedy	34B-3-410
(NAME) 410 Churchill Crossing	(NAME) 410 Churchill Crossing	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Reedy, HEREINAFTER CALLED THE GRANTEE(S), HE 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. 410, Churchill Crossing, a Horizontal Property Regime, as established by the Master Deed and By-Laws of Churchill Crossing Condominiums, said Master Deed recorded in Book 7792, page 915, as amended in Book 7804, page 616, and Book 7845, page 540, in the Register's Office for Davidson County, Tennessee, the plat of which is of record in Plat Book 7900, page 25, said Register's Office, and by the Third Amendment to the Master Deed of record in Book 10635, page 110, and by the Fourth Amendment of record in Book 10996, Page 199, and by the Fifth Amendment of record as Instrument No. 20050829-0103075, 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 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 dated 02/20/1996 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 410 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), HE 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), HE 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 4th day of August, 2006.

William D. Castleman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William D. Castleman, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of August, 2006.

Commission expires: 9-22-07

Notary Public

File Number: 260701666

RETURN TO:

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