WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 14:17 2 pgs
Fees:13.00 Taxes:599.40
20060818-0102289

JANELLE J. McGUIRE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

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

Janelle J. McGuire
Notary Public

MY COMMISSION EXPIRES: November 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Casteel	SunTrust Mortgage, Inc.	63-16-B/132.00
(NAME)	(NAME)	
501 Granwood Road	201 4th Avenue North, 6th FL	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Nashville, TN 37219	
(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, Joshua M. Gilmore and wife, Marina M. Gilmore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Casteel and Rachael Casteel, 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: husband and wife

AKA David M Casteel

Land in Davidson County, Tennessee, described as follows, Being Lot No. 214 on the plan of Hampton Park (formerly known as Chitwood Downs) of record in Book 6900, page 550, 551 and 552, and Certificate of Corrections of record in Book 7462, page 445, and by amendment to Change Name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua M. Gilmore and wife, Marina M. Gilmore by Warranty Deed from Household Financial Center, Inc., dated June 14, 2004 of record as Instrument Number 20040629-0076886, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐
This is improved ☒ property, known as 501 Granwood Blvd., Old Hickory, TN 37138
(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 14th day of August, 2006.

Joshua M. Gilmore

Marina M. Gilmore

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared, Joshua M. Gilmore and wife, Marina M. Gilmore who are known 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 8/14/2006

Commission expires: November 30, 2009

Janelle J. McGuire Notary Public

JANELLE J. McGUIRE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY