WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-CIIP-06-228

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan C. Pierce	New Owner (NAME)	
228 Glenstone Circle		171-2-A-79.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELANIE S. CASTLEMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAN C. PIERCE, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 79, PLAN OF PHASE 3B, BRENTWOOD VILLA, as shown on plat of record in Plat Book 6900, Page 4 amended in Book 6900, Page 329, and as established by Master Deed of record in Book 6923, Page 943, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melanie S. Castleman by Special Co-Trustee Deed from Nick Shelton and Melanie Spradlin Castleman, recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137451, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Book 7423, Page 567 amended in Book 8074, Page 564; Book 7035, Page 115, Book 7101, Page 730 re-recorded in Book 7143, Page 18; as further amended in Book 7266, Page 84 and Book 7423, Page 574; Book 6936, Page 895 amended in Book 7998, Page 249 and Book 8267, Page 270; Plat Book 6900, Page(s) 4 amended in Book 6900, Page 329; Book 5155, Page 164 and Instrument No. 20030707-0093162, Register's Office for said County.

This is not the primary marital residence for the said Melanie S. Castleman.

unimproved ( )
This is improved (X) property, known as 228 Glenstone Circle, Brentwood, Tennessee 37027
(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 hand(s) this 16th day of January, 2007.

Melanie S. Castleman

Melanie S. Castleman

Davidson County DEEDWARR
Recvd: 01/23/07 10:24 2 pgs
Fees:13.00 Taxes:660.45

20070123-0009126

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie S. Castleman, the within named bargainor, 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 and official seal, this the 16th day of January, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903