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Davidson County DEEDWARR
Recvd: 02/01/07 15:17 2 pgs
Fees:13.00 Taxes:1387.50

20070201-0013519

WARRANTY DEED

B-CBB-06-4713

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Stephanie G. Spain
My Commission Expires
March 21, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlon C. Lynch	Marlon C. Lynch	
4713 Sterling Cross	(NAME) 4713 Sterling Cross	172140B14500CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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 DANIEL T. CASTAGNA AND MICHELE CASTAGNA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARLON C. LYNCH AND WIFE, TAMIKA D. LYNCH, 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 Lot No. 145 of First Revision of Winfield Park, Phase 1, Section 2, as shown on plat of record as Instrument No. 20000225-0018480, revised by Instrument No. 20010313-0024087, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Daniel T. Castagna and wife, Michele Castagna by deed from Kevin B. Galbreath and wife, Michelle R. Galbreath of record in Instrument No. 200412150149433 on December 10, 2004 and filed for record on December 15, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those in Plat recorded in Instrument No. 200103130024087 and Declarations of Covenants, Conditions and Restrictions of record in Book 11113, Page 691 and amended in Instrument Nos. 200012110122000 and 200205200061426 and By-Laws of record in Book 11113, Page 717, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4713 Sterling Cross, Nashville, Tennessee 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 hand(s) this 31st day of January, 2007.

Daniel T. Castagna

M. Castagna by D. Castagna, Atty in Fact

Michele Castagna by Daniel T. Castagna, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel T. Castagna, 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 31st day of January, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31st day of January 2007, before me personally appeared Daniel T. Castagna to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michele Castagna, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded 2/1/07 in Instrument No. 20070201000135 18 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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