Davidson County DEEDWARR
Recvd: 11/07/07 11:03 2 pgs
Fees:13.00 Taxes:444.00
20071107-0131366

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Alyshia Castanon, Grantors
TO: Kristina K. Edlund, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Kristina K. Edlund OB 604 Flintlock Court Nashville, TN 37217	Same as Owner	135.16- 101.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

PATRICK DAVID MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2010

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this the 28 day of September, 2007.

My commission expires: April 4, 2010

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Alyshia Castanon**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Kristina Edlund,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 101 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Alyshia Castanon, an unmarried woman, by warranty deed from Beazer Homes Corp., DBA Phillips Builders, A Tennessee Corporation of record in Instrument No. 20040713-0083248, 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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 604 Flintlock Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 28th day of September, 2007.

"GRANTORS"

Alyshia Castanon by Penny Etue Attorney-in-Fact

Alyshia Castanon, by Penny Etue as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Penny Etue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is the attorney-in-fact for Alyshia Castanon, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact.

WITNESS my hand and official seal at Brentwood, Tennessee this 28 day of September, 2007.

My commission expires: April 4, 2010

Notary Public

{Seal}

