(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Casey Brewington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES JUNE 14, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Sullivan	Same	126150A08200CO
(NAME)	(NAME)	
7952 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(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, Eric T. Castaldo and wife, Miki Castaldo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Sullivan and wife, Trisha Sullivan, 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:

Land in Davidson County, Tennessee, Being Lot No. 101, on the Plan of Section Two, Boone Trace at Biltmore of record in Book 9700, Page 316 and 317, amended in Book 10995, Page 618, Register's Office for said County, to which plan reference is hereby made fore a more complete and accurate description.

Being the same property conveyed to Eric T. Castaldo and wife, Miki Castaldo, by deed of record in Instrument No. 20020520-0061391, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Eric T. Castaldo by Miki Castaldo as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument no. 20090309-0020537, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 7952 Boone Trace, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 03/09/09 09:58 2 pgs
Fees:13.00 Taxes:777.00

20090309-0020538

Witness our hands this 2nd day of March, 2009.

Eric T. Castaldo by Miki Castaldo as Attorney in Fact

Eric T. Castaldo

Miki Castaldo

Miki Castaldo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 2009.

Commission expires:

Notary Public

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2009 before me personally appeared Miki Castaldo, the person who executed the foregoing instrument on behalf of Eric T. Castaldo, and acknowledged that she executed the same as the free act and deed of the said Eric T. Castaldo, through Power of Attorney granted her by the said Eric T. Castaldo..

Witness my hand and official seal at Franklin, Tennessee this. 3/2/09

Commission expires:

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public