BILL GARRETT, Davidson County
Trans:T20090024370 DEEDWARR
Recvd: 04/14/09 09:11 3 pgs
Fees:18.00 Taxes:654.90
20090414-0033463

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2009030049

Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
L090206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$177,000.00**

Sworn to and subscribed before me this 6 day of April, 2009.

Affiant

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jaime J. Zuloaga 630 Stanvid Drive Nashville, TN 37216	University Bank 30500 Northwestern Hwy Suite 201 Farmington Hills, MI 48334	06102016100

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Ellen Castleman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jaime J. Zuloaga, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson County, Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Gra Mar Acres, Section XI, 2nd Addition, as of record in Book 3500, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Description taken from prior deed of record.

Being the same property conveyed to Robert A. Castleman, Sr., and wife, Thelma A. Castleman, by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3833, Page 662, Register's Office for Davidson County, Tennessee. The said Robert A. Castleman, Sr. having predeceased Thelma A. Castleman and Thelma A. Castleman having died on July 18, 1991, leaving as her sole surviving heirs, Robert A. Castleman, Jr., William D. Castleman, and Nancy Castleman Hiehle and one deceased son, James A. Castleman. James A. Castleman having died on July 15, 1987, leaving as his sole surviving heirs, his wife, Betty E. Castleman (n/k/a Betty Castleman Traughber) and Kimberly Castleman Halley.

Robert A. Castleman Jr. and Nancy Castleman Hiehle having since conveyed their interest to William D. Castleman, by Quitclaim Deed of record in Book 8656, Page 217, Register's Office for Davidson County, Tennessee.

William D. Castleman having conveyed his interest to Elizabeth Ellen Castleman by Quitclaim Deed of record in Instrument No. 20080314-0025934, in the Register's Office for Davidson County, Tennessee, dated March 13, 2008.

Betty E. Castleman Traughber and Kimberly Castleman Halley having conveyed their interest to Elizabeth Ellen Castleman by Quitclaim Deed of record in Instrument No. 20090414-0033462, in the Register's Office for Davidson County, Tennessee, dated March 28, 2009.

THIS PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is made subject to: All matters shown on the plan of record in Book 3500, Page 43, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is improved property known as **630 Stanvid Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 2nd day of April, 2009.

Elizabeth Ellen Castleman

STATE OF FLORIDA

COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Elizabeth Ellen 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~2nd~~ 3rd day of April, 2009.

Notary Public

My Commission Expires: 3/1/13

