BILL GARRETT, Davidson County
Trans: T20090061260 DEEDWARR
Recvd: 09/04/09 15:55 2 pgs
Fees: 13.00 Taxes: 406.63

20090904-0083693

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HANNAH MICHELLE CASTO	NEW OWNER	**086-16-0-040.00**
(NAME)	(NAME)	
4208 VALLEY GROVE DRIVE		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TOWNE CREEK PROPERTIES, LLC, FORMERLY KNOWN AS MLB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH MICHELLE CASTO,** HEREINAFTER CALLED THE GRANTEE, HER 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 Number 2 on the Plan of Section One, Revised, Valley Grove, of record in Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MLB Properties, LLC from Household Financial Center, Inc., by deed dated May 12, 2009 of record in Instrument No. 20090527-0048456, Register's Office for Davidson County, Tennessee.

MLB Properties, LLC is now known as Towne Creek Properties, LLC per name change filed 6-15-2009 with the Tennessee Secretary of State.

This conveyance is subject to all matters as set forth in the Plan of record in Book 5200, page 388; restrictions of record in Book 5815, page 992 and Book 5909, page 699, said Register's Office and any and all other easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **4208 VALLEY GROVE DRIVE, HERMITAGE, TN 37076**
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 28th day of August, 2009.

TOWNE CREEK PROPERTIES, LLC

By: MELVIN B. THOMPSON, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Melvin B. Thompson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of Towne Creek Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Towne Creek Properties, LLC, by himself as such sole member.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, **2009.**

My Commission expires: AUGUST 23, 2011

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

After Recording
Return To:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

186
#423