File No. 291000093

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090072812 DEEDWARR
Recvd: 10/27/09 10:36 2 pgs
Fees:13.00 Taxes:647.50
20091027-0098905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick A. Elrod	NEW OWNER	14612001100
(NAME)	(NAME)	
5016 Maywood Drive		
(ADDRESS)	(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, **I, Mary Neal Castleman, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Patrick A. Elrod and Jennifer L. Elrod, husband and wife**, hereinafter called the grantee(s), 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 all of Lot No. 369, on the plan of Section Five, Crieve Hall Estates, of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to BRUCE HARVILL CASTLEMAN AND WIFE, MARY NEAL CASTLEMAN by deed from BRUCE BATSON AND WIFE, CATHRIN P. BATSON of record in Book 2302, Page 191 on 10/15/1954 and filed for record on 10/19/1954, Register's Office for DAVIDSON County, Tennessee. The said Bruce Harvill Castleman died October 9, 1983.

All matters as set forth per Plat Book 2133, Page 91, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5622, Page 862, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5016 Maywood Drive, Nashville, TN 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), 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), 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 hands this 15th day of October, 2009.

x Mary Neal Castleman
Mary Neal Castleman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Neal Castleman, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 15th day of October, 2009.

Commission expires:

Notary Public

File Number: 291000093

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2009

2005