BILL GARRETT, Davidson County
Trans:T20090078650 DEEDWARR
Recvd: 11/19/09 09:25 2 pgs
Fees:13.00 Taxes:369.96
20091119-0106421

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Aubrey DeWerff
1124 Bluewillow Court
Antioch, TN 37013

SEND TAX BILL TO:
NEW OWNER
SAME

MAP 165-14-0
GROUP
PARCEL 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Castle Properties,** has this day bargained and sold, and does hereby transfer and convey unto **Aubrey DeWerff, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Resubdivision of Lots 48 & 49, Section Three, Peppertree Forest, of record in Plat Book 6050, page 482, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Castle Properties by Quitclaim Deed from William R. Swoner of record as Instrument No. 20080711-0071201, in the Register's Office for Davidson County, Tennessee, dated July 7, 2008.

This is improved property known as **1124 Bluewillow CourtAntioch, TN 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6050, page 482, and restrictions in Book 8294, page 159, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9th day of November, 2009

Castle Properties

William R. Swoner, Partner

William R. Swoner, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William R. Swoner**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the Partner of **Castle Properties**, a limited partnership, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves and such officers.

WITNESS my hand and official seals at office this 9th day of November, 2009.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY — My Commission Expires January 12, 2010

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $99,990.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 9.19.2011

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY — My Commission Expires 09-19-2011