WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Mandy S
Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advnatage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Hughes	Shelter Mortgage Company, LLC d/b/a Fairfield Mortgage Associates	063160B13200CO
(NAME)	(NAME)	
501 Granwood Boulevard	3350 Morthlake Pkwy	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Atlanta, GA 30345	
(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, David Casteel and Rachael Casteel, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Hughes and wife, Sara R. Hughes, 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, described as follows, Being Lot No. 214 on the Plan of Hampton Park (formerly known as Chitwood Downs) of record in Book 6900, Page 550, 551 and 552 and Certificate of Corrections of record in Book 7462, Page 445 and by amendment to change name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Casteel a/k/a David M. Casteel and wife, Rachael Casteel, by Warranty Deed dated August 14, 2006 from Joshua M. Gilmore and Marina M. Gilmore of record in Instrument No. 20060818-0102289, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of David Casteel A/K/A David M. Casteel by Rachael Casteel as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091124010789 2 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 501 Granwood Boulevard, Old Hickory, TN 37138

(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.

BILL GARRETT, Davidson County
Trans:T20090079751 DEEDWARR
Recvd: 11/24/09 09:46 2 pgs
Fees:13.00 Taxes:573.50
20091124-0107893

Witness our hands this 20th day of November, 2009.

David Casteel A/K/A David M. Casteel by Rachael Casteel as attorney in fact
David Casteel A/K/A David M. Casteel
By: Rachael Casteel, Attorney in Fact

Rachael Casteel
Rachael Casteel

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 Rachael Casteel, 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 and official seal at Nashville, Tennessee, this the 20th day of November, 2009

Commission expires:
5/6/2013

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11/20/09 before me personally appeared Rachael Casteel, the person who executed the foregoing instrument on behalf of David Casteel A/K/A David M. Casteel, and acknowledged that she executed the same as the free act and deed of the said David Casteel A/K/A David M. Casteel, through Power of Attorney granted Rachael Casteel by the said David Casteel A/K/A David M. Casteel.

Witness my hand and official seal at Franklin, Tennessee this 20th day of November, 2009.

Commission expires:
5/6/2013

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public