BILL GARRETT, Davidson County
Trans:T20110030065 DEEDQC
Recvd: 05/20/11 09:26 4 pgs
Fees:22.00 Taxes:0.00
20110520-0038654

Commitment Number: 91002014340

After Recording, Return to:

Atlas Title
3974 Brown Pk
Hilliard OH 43026

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Michelle A. Castleberry and **John P. Castleberry**, c/o Aurora Bank FSB 390 W. Woods Mill Road #300 Chesterfield, MO 63017

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 174110A39000
Exempt from Realty Transfer Fees as a deed between wife and husband. Code Section 67-4-409(a)(3)(A)(i)

QUITCLAIM DEED

Michelle A. Castleberry married to grantee **John P. Castleberry**, hereinafter grantor, of **Davidson County, Tennessee**, as a deed between husband and wife in consideration paid, grants and quitclaims to **Michelle A. Castleberry** and **John P. Castleberry**, wife and husband, as tenants by the entireties, with the right of survivorship between them, hereinafter grantees, whose tax mailing address is **Aurora Bank FSB 390 W. Woods Mill Road #300 Chesterfield, MO 63017**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 349, ON THE FINAL PLAT OF CANE RIDGE FARMS, PHASE SIX, SECTION ONE, AS SHOWN BY

PLAT APPEARING OF RECORD SN INSTRUMENT NO. 20050209-0015098, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20000905-0087103, INSTRUMENT NO. 20001204-0119093, INSTRUMENT NO. 20010815-0088370, AND IN INSTRUMENT NO. 20041102-0131848; CHARTER OF HOMEOWNERS' ASSOCIATION OF RECORD IN INSTRUMENT NO. 20010815-0088360 AND IN INSTRUMENT NO. 20041210-0147105; EASEMENT TO UNITED TELEPHONE COMPANY OF RECORD IN INSTRUMENT NO. 20020123-0009340; GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 4428, PAGE 565 AND IN BOOK 4420, PAGE 36; AGREEMENT FOR DEDICATION OF EASEMENT FOR WATER MAINS, ACCESS ROAD, POWER LINES AND APPURTENANCES OF RECORD IN BOOK 5078, PAGE 476; ALL MATTERS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050209-0015098; ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, BYLAWS AND RIGHT OF WAY OF RECORD. PARCEL NO. 174110A39000 PROPERTY ADDRESS: 3117 SKINNER DR ANTIOCH, TN 37013

BEING ALL AND THE SAME PREMIES CONVEYED TO MICHELLE A. CASTLEBERRY FROM RESIDENTIAL LOAN CENTERS OF AMERICA, INC. IN A WARRANTY DEED RECORDED NOVEMBER 16, 2005 IN INSTRUMENT NO. 20051116-0138454 OF DAVIDSON COUNTY RECORDS.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **20051116-0138454**

Executed by the undersigned on 5/16, 2011:

Michelle A. Castleberry

John P. Castleberry

STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me on May 16, 2011 by **Michelle A. Castleberry** and **John P. Castleberry**, who is personally known to me or has produced CADL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

S. WRIGHT
Commission # 1881754
Notary Public - California
Los Angeles County
My Comm. Expires Apr 2, 2014

Notary Public

Grantees' Names and Address:

Michelle A. Castleberry and **John P. Castleberry**
3117 Skinner Drive, Antioch, TN 37013

Maximum principal indebtedness for Tennessee recording tax purposes is .00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of California
County of Los Angeles

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16 day of May, 2011.

S. WRIGHT
Commission # 1881754
Notary Public - California
Los Angeles County
My Comm. Expires Apr 2, 2014

Affiant

Print Name

(Seal)

Notary Public

My commission expires:
4/2/2014

S. Wright
Print Name

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