BILL GARRETT, Davidson County
Trans:T20110035974 DEEDWARR
Recvd: 06/16/11 09:35 2 pgs
Fees:13.00 Taxes:444.00
20110616-0046060

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2011060003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $120,000.00

Sworn to and subscribed before me this 15th day of June, 2011.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Igno, Inc.	New Owner	093-130-315.00
421 Verandah Lane		
Franklin, TN 37064		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judy C. Harris and Howard M. Castleman, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Igno, Inc. , a TN Corporation** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of the southerly 133 feet of Lot No. 40 on the Plan of Sigler's Addition to Nashville, a plan of which is of record in Plat Book 1, Page 4, Chancery Court, of Davidson County, Tennessee.

Said part of Lot fronts 50 feet on the northerly side of Hawkins Street and runs parallel along the westerly line of 14th Avenue South 133 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Howard M. Castleman, Sr. and William R. Harris by Warranty Deed from Henry L. Donoho and Mary E. Donoho, recorded in Book 5609, page 918, in the Register's Office for Davidson County, Tennessee, dated June 5, 1980.

Said property being further conveyed by Howard M. Castleman, Sr. and William R. Harris by Quitclaim Deed to Howard M. Castleman Sr. and wife, Helen Castleman recorded in Book 5850, page 415, in the Register's Office for Davidson County, Tennessee, dated January 26, 1982.

Howard M. Castleman, Sr. died on February 27, 1987.

Helen S. Castleman died on April 28, 2008, her estate administered through Docket No. 08P902, Probate Office for Davidson County, Tennessee. By Order of Judge Randy Kennedy date May 13, 2009 an Executor's Quitclaim Deed was executed to Judy C. Harris and Howard M. Castleman, Jr., as tenants in common, recorded as Instrument No. 20090820-0078481, in the Register's Office for Davidson County, Tennessee.

The undersigned declare under penalty of perjury, the subject property has never been used as a principal residence by either the Grantors or their spouses.

This is improved property known as **1400 Hawkins Street, Nashville, TN 37203.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this15th day of June, 2011.

Judy C. Harris

Howard M. Castleman, Jr.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Judy C. Harris and Howard M. Castleman, Jr. the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2011.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011