WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/12 13:34 2 pgs
Fees:13.00 Taxes:1183.63
20120224-0016258

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$319,900.00.**

Affiant

Subscribed and sworn to before me this 17th day of February, 2012

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott Charles Seaman	Mortgage Investors Group	098-13-0-C-058.00CO
1313 Fishers Meadows Cove	8320 East Walker Springs Lane Suite 200	
Hermitage, TN 37076	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Kirk Casteel and wife, Lori Lynn Casteel**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott Charles Seaman and Ashley Seaman, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38 on the plan of Section Two, The Meadows of Seven Points, of record in Instrument Number 20010726-0079443, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Kirk Casteel and wife, Lori Lynn Casteel, by deed from Frank Batson Homes, on April 26, 2002, of record in Instrument Number 20020429-0052352, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010726-0079443, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11670, page 822, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20000322-0028986, Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20010626-0067703; Book 11681, page 411; and Book 11738, page 776, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1313 Fishers Meadows Cove, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 17, 2012.

Michael Kirk Casteel

Lori Lynn Casteel

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Kirk Casteel and Lori Lynn Casteel** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 17, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY