RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0288-8425

File No. 120449

WARRANTY DEED

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Zidron	New Owner	033-04-0A-031.00
(NAME)	(NAME)	
31 Rolling Meadows Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Chieko Casteel, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Zidron, a single person, 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, being Lot No. 31 on the Plan of Rolling Meadows, Phase 1, Section 7, of record in Plat Book 7900, Page 703, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association all as described in Book 6593, Page 194, as amended in Book 9319, Page 100, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Chieko Casteel, unmarried, by Warranty Deed from Cheryl Elaine Beeler, unmarried, dated 7/13/01 and recorded 7/17/01 in Instrument Number 20010717-0075774, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 31 Rolling Meadows Drive, Goodlettsville, TN 37072
(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

BILL GARRETT, Davidson County
Trans:T20120038654 DEEDWARR
Recvd: 05/25/12 13:56 2 pgs
Fees:13.00 Taxes:399.60
20120525-0045566

File No. 120449

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.

Witness my hand this 21st day of May, 2012.

Chieko Casteel

Chieko Casteel

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chieko Casteel, the bargainor(s), 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 this 21 day of May, 2012.

Commission expires: 8.8.12

Notary Public

ELAINE BATES
Notary Public, State of Florida
Commission# DD799535
My comm. expires Aug. 08, 2012