WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/12 11:41 3 pgs
Fees:18.00 Taxes:885.23
20120705-0059016

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,250.00

Lindsay G. Boswell
Affiant

Subscribed and sworn to me on June 29, 2012.

Mr Cobb Roy
NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel W. Casteel 402 Ritchie Drive Nashville, TN 37220	402 Ritchie Drive Nashville, TN 37220	160-04-0-097.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kathleen H. Walberg, unmarried, and Matthew Paul Walberg, unmarried, and Christopher Paul Walberg, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daniel W. Casteel and wife, Nanette A. Casteel and Rebecca Casteel, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brentview Hills as of record in Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kathleen H. Walberg, unmarried, Matthew Paul Walberg, unmarried, and Christopher Paul Walberg, unmarried, by Warranty Deed from Todd Edward Griner, unmarried, recorded on September 7, 2005, of record as Instrument No. 20050907-0107592, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Matthew Paul Walberg Attorney in Fact for Kathleen H. Walberg
Kathleen H. Walberg

Matthew Paul Walberg
Matthew Paul Walberg Attorney in Fact for Christopher P. Walberg

Matthew Paul Walberg Attorney in Fact for Christopher Paul Walberg
Christopher Paul Walberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2012, before me, the undersigned Notary Public, personally appeared Matthew Paul Walberg, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal, this 29 day of June, 2012.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Matthew Paul Walberg, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Kathleen H. Walberg or a constituent of Kathleen H. Walberg and is authorized by Kathleen H. Walberg or by her constituent, the constituent being authorized by Kathleen H. Walberg, to execute this instrument on behalf of Kathleen H. Walberg.

Witness my hand, at office, this 29 day of June, 2012.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Matthew Paul Walberg, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Christopher Paul Walberg or a constituent of Christopher Paul Walberg and is authorized by Christopher Paul Walberg or by her constituent, the constituent being authorized by Christopher Paul Walberg, to execute this instrument on behalf of Christopher Paul Walberg.

Witness my hand, at office, this 29 day of June, 2012.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1/6/15

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY