Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130027366 DEEDWARR
Recvd: 04/04/13 10:56 2 pgs
Fees:13.00 Taxes:1202.13
20130404-0033306

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 324,900 —

Affiant

Subscribed and sworn to before me, this 29 day of March, 2013.

Notary Public
My commission expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

02-1303-48353

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Wright Gibson	Avenue Bank	146-14-0-020.00
862 Forest Acres Drive	3023 Cleghorn Ave	
Nashville TN 37220	Nashville TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John H. Castleman, Jr., Individually and as Executor of the Estate of Thelma Jean Castleman, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Wright Gibson, hereinafter called the Grantees, their successors 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 Revision of Lots 31, 32, and 33, Forest Acres Subdivision, Section Three, of record in Book 2331, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John H. Castleman and wife, Thelma Jean Castleman by deed from Ruth K. DeVan, a widow, dated May 24, 1965, recorded June 1, 1965, of record in Book 3896, Page 593, Register's Office for Davidson County, Tennessee. The said John H. Castleman having since died in 1990. The said Thelma Jean Castleman subsequently died testate and by her Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 12P-1763, devised subject property to John H. Castleman, Jr..

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 862 Forest Acres Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

WITNESS my hand this 28th day of March, 2013.

John H. Castleman, Jr., Individually and as Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named John H. Castleman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of March, 2013.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires 1/19/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named John H. Castleman, Jr., Executor of the estate of Thelma Jean Castleman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of March, 2013.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires 1/19/14