WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/13 08:41 2 pgs
Fees:13.00 Taxes:222.00
20130701-0067187

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of June, 2013.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
The 2541 Stinson Road Trust	SAME	084-16-0-049.00
P.O. Box 791		
Joelton, TN 37081		

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, **Carol Sue Castleman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 2541 Stinson Road Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 18 on the plan of Hargis Heights, of record in Book 974, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 18 fronts 75 feet on the easterly side of Stinson Road and runs back between lines, 160.8 feet on the north line and 162.7 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Charles Thomas Castleman and wife, Carol Sue Castleman, by deed from Clarence F. Baumgartner and wife, Judy G. Baungartner, on April 24, 1974, of record in Book 4810, page 358, Register's Office for Davidson County, Tennessee. Charles Thomas Castleman having died, leaving property to Carol Sue Castleman by right of survivorship.

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

- Subject to all matters as shown on the Plan of record in Book 974, page 82, Register's Office, Davidson County, Tennessee.

This is improved property known as: **2541 Stinson Road, Nashville, TN 37214**

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 June 25, 2013.

Carol Sue Castleman
by Tim Weber, as attorney-in-fact

Carol Sue Castleman
by Tim Weber, as attorney-in-fact

STATE OF Ohio

COUNTY OF Seneca

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Tim Weber, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Carol Sue Castleman, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Carol Sue Castleman, the bargainor(s), by the said Tim Weber, as Attorney-in-Fact.

WITNESS my hand and seal, this 25 day of June, 2013.

Mary Powell
NOTARY PUBLIC My Commission Expires: 4/10/2015

Mary K. Powell
Notary Public, State of Ohio
My Commission Expires
on 04/10/15

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