THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1571

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Weston Casto Holly Casto 8125 Boone Trace Nashville, TN 37221	Peoples Home Equity Inc 5205 Maryland Way, Ste 100 Brentwood, TN 37207	126-15-A-314.00

BILL GARRETT, Davidson County
Trans:T20130089895 DEEDWARR
Recvd: 10/18/13 11:39 2 pgs
Fees:13.00 Taxes:699.30
20131018-0109045

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2013.

Notary Public

My Commission Expires: 11/[illegible]
(Affix Seal)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Audrey P. Summers Hunter and husband, Eric M. Hunter, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Weston Casto and Holly Casto, husband and wife ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Four, Lexington Point Subdivision, as of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Audrey P. Summers, a single person by Warranty Deed dated January 19, 2007, recorded January 23, 2007, of record in Instrument No. 20070123-0009303, Register's Office for Davidson County, Tennessee.

The said Audrey P. Summers has since married Eric M. Hunter and is now known as Audrey P. Summers Hunter.

Eric M. Hunter joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. The 2013 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **8125 Boone Trace, Nashville, TN 37221**

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **October, 2013.**

GRANTOR(S)

Audrey P. Summers Hunter

Eric M. Hunter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Audrey P. Summers Hunter and Eric M. Hunter, to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **October, 2013.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017