THIS INSTRUMENT WAS PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20140037284 DEEDWARRSP
Recvd: 05/29/14 08:15 4 pgs
Fees:23.00 Taxes:185.00
20140529-0045959

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Billy Gray and Randall Maggart 513 Myatt Drive Madison, Tennessee 37115	New Owner(s)	011-00-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FAYE C. CASTELOW and SHANDRY CASTELOW, both unmarried residents of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these presents, transfer and convey unto BILLY GRAY and RANDALL MAGGART, both unmarried residents of the State of Tennessee (collectively, "Grantee"), its heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 3347 Freeman Hollow Road, Goodlettsville, Tennessee 37072.

The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, their heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor only, except for claims arising out of the matters set forth above.

BY GRANTOR'S EXECUTION AND DELIVERY AND GRANTEE'S ACCEPTANCE AND RECORDATION OF THIS SPECIAL WARRANTY DEED, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO, NO WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S SPECIAL WARRANTY OF TITLE AS SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE SUBJECT PROPERTY. GRANTEE FURTHER AGREES THAT WITH RESPECT TO THE SUBJECT PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR (OTHER THAN GRANTOR'S SPECIAL WARRANTY OF TITLE AS SET FORTH HEREIN). GRANTEE FURTHER AGREES THAT IT HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE SUBJECT PROPERTY THAT IT DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS SOLELY RELYING UPON THE SAME, AND HEREBY ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE AGREES THAT IT HAS TAKEN WHATEVER ACTION AND PERFORMED WHATEVER INVESTIGATIONS AND STUDIES GRANTEE DEEMS NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE SUBJECT PROPERTY AND THE EXISTENCE OR NONEXISTENCE OF, OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO, ANY HAZARDOUS AND/OR TOXIC SUBSTANCES ON OR DISCHARGED TO OR FROM THE SUBJECT PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTOR IS SELLING AND CONVEYING TO GRANTEE AND GRANTEE IS ACCEPTING THE SUBJECT PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE SUBJECT PROPERTY BY GRANTOR OR ANY THIRD PARTY.

IN WITNESS WHEREOF, we have hereunto set our signatures this 23 day of May, 2014.

GRANTOR:

Faye C. Castelow
FAYE C. CASTELOW

SHANDRY CASTELOW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, FAYE C. CASTELOW and SHANDRY CASTELOW, the within named bargainors, residents of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Goodlettsville, Tennessee, this 23 day of May, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Fifty Thousand and 00/100 Dollars ($50,000.00).

Print: Randall Maggart

Sworn to and subscribed before me this 23 day of May, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in the 10th, formerly 20th Civil District of Davidson County, Tennessee, being a part of a tract known as the H. S. Freeman Land as shown on the Plan of record in Book 332, page 58, in the Register's Office for Davidson County, Tennessee, and being known as Tract 4 on the Plan of the Subdivision of said tract of the Freeman Heirs and described according to a survey made by John Kohl, Surveyor, dated August 30, 1977, as follows:

BEGINNING at a point in the center line of Freeman Hollow Road as established by deed to Davidson County of record in Book 2445, page 438, said Register's Office, at the common corners of Tract 3 and 4; thence with the line between said Tracts 3 and 4, North 22° 45' West, 958 feet to a point; t hence North 80° 30' West, 275 feet to a point; thence with the line between Tracts 4 and 5 South 23° 45' East, 1,061 feet to the center line of Freeman Hollow Road; thence with the center line of Freeman Hollow Road; thence with the center line of said road North 78° 30' East, 225 feet to the point of beginning, containing 5.1 acres, more or less.

BEING the same property conveyed to James K. Castelow and wife, Faye C. Castelow, from Rueben P. Job and wife, Beverly E. Job, by deed of record in Book 5196, page 707, said Register's Office. Faye Choate Castelow conveyed all of her right, title and interest to James K. Castelow by deed of record in Book 9177, page 991, said Register's Office. Said James K. Castelow passed away on or about June 27, 2009, as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20140512-0040064, said Register's Office.