G#26000-8

BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039521 DEEDWARR
Recvd: 06/05/14 09:19 2 pgs
Fees:13.00 Taxes:1393.05
20140605-0048770

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$376,500.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2014.

Notary Public

My commission expires: 11/6/17
(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samantha Eagle	**Farmington Mortgage, a division of CapStar Bank**	**08306016200**
2019 Benjamin Street	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37206	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William C. Casello and wife, Elaine Casello

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Eagle, a married woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 part of Lot No. 12 on the Original Plan of Brownsville, as of record in Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the northerly margin of Benjamin, formerly Locke Street, 500.0 feet easterly from the easterly margin of Scott Avenue, being the Southeast corner of a lot conveyed by W. B. Sneed and wife to Thos. L. Boswell by Deed of record in Book 466, Page 436, in said Register's Office; thence, with the northerly margin of said Benjamin Street, eastwardly 50.0 feet; thence, at right angles, northwardly 210.0 feet to the southerly margin of a proposed alley; thence, westwardly with same, 50.0 feet to the Northeast corner of Boswell Property; thence, southwardly with the easterly line of said property 210.0 feet to the BEGINNING.

BEING the same property conveyed to William C. Casello and wife, Elaine Casello, by Warranty Deed dated February 27th, 2009, from Marci L. Bell, unmarried, of record in Instrument No. 20090413-0033172, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Elaine Casello, pursuant to a Specific Durable Power of Attorney executed by her on the 24th day of May, 2014, of record in Instrument No. 20140605-0048769, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **2019 Benjamin Street, Nashville, TN 37206**.

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 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 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/our hand(s) this **4th** day of **June, 2014.**

William C. Casello

Elaine A Casello by [signature] attorney in fact

Elaine Casello By William C. Casello, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William C. Casello,** the within named seller, 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 and official seal at Nashville, Tennessee, this **4th** day of **June, 2014.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **William C. Casello,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Elaine Casello,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Elaine Casello** for the purpose therein contained, by signing the name of **Elaine Casello** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **June, 2014.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY