THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071541**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ SUMNER) The actual consideration or value, whichever is greater, for this transfer is: $124,500.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2014. Notary Public My Commission Expires: 3/20/2018

ANGELA A RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christa Lauren Cordrey 114 Cheshire Court Goodlettsville TN 37072	~~New Owner~~ ASHEE LENDING 4100 ALPHA RD. STE 400 DALLAS, TX 75244	Tax Parcel ID No. 026-06-062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Ellen Castleman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christa Lauren Cordrey**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 33, RESUBDIVISION OF WINDSOR GREEN, PHASE 1, SECTION II, as shown on plat of record in Plat Book 6200, Page 233, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. *Lots 27-48,

Being the same property conveyed by Quitclaim Deed from William D. Castleman to Elizabeth Ellen Castleman as recorded on the 22nd day of February, 2007 in Instrument No. 20070222-0021733 and Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. to William D. Castleman as recorded on the 3rd day of November, 1994 in Deed Book 9511, Page 62, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

City of Goodlettsville taxes for the year 2014 and thereafter, for tax parcel identification number 026-06-062.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF WINDSOR GREEN, PHASE 1, SECTION II, as recorded in Plat Book 6200, Page(s) 233 and Plat Book 6250, Page 45.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6406, Page 929.

Conveyance to Homeowners Association for Common Areas recorded in Book 7864, Page 369.

This is improved property located at 114 Cheshire Court Goodlettsville TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20140062367 DEEDWARR
Recvd: 08/22/14 11:35 2 pgs
Fees:13.00 Taxes:460.65
20140822-0076767

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2014.

Elizabeth Ellen Castleman

Elizabeth Ellen Castleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Ellen Castleman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014