BILL GARRETT, Davidson County
Trans:T20140065620 DEEDWARR
Recvd: 09/04/14 08:34 2 pgs
Fees:13.00 Taxes:717.80
20140904-0080721

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1288

WARRANTY DEED

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, the undersigned **Michael Weston Casto and Holly Casto, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry W. Tidwell and Ellen M. Tidwell, husband and wife,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: 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 said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Wes Casto and Holly Casto, husband and wife by deed from Audrey P. Summers Hunter and husband, Eric M. Hunter, dated October 15, 2013, of record as Instrument No. 20131018-010945, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of August, 2014.

Michael Weston Casto

Holly Casto

State of Tennessee)
County of Davidson)

On this 25th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Weston Casto and Holly Casto, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 194,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of August, 2014.

Notary Public

My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Larry W. Tidwell 8125 Boone Trace Nashville, TN 37221	New Owner	126-15-B-314