Davidson County DEEDWARR
Recvd: 06/04/15 14:01 3 pgs
Fees:18.00 Taxes:1262.81
20150604-0052432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2015

NOTARY PUBLIC

My Commission Expires: 7-3-17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew H. McDaniel and Leslie D. McDaniel 5800 Vine Ridge Drive Nashville, TN 37205	Andrew H. McDaniel and Leslie D. McDaniel 5800 Vine Ridge Drive Nashville, TN 37205	10310005800

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LIANA D. CASTEL AND EMMANUEL A. CASTEL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ANDREW H. MCDANIEL AND LESLIE D. MCDANIEL, HUSBAND AND WIFE

hereinafter called the GRANTEES, their 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 96, as shown on the map entitled the Plan of Hillwood Estates, Section 6, of record in Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Liana D. Castel and Emmanuel A. Castel and Gaston DesHarnais, by deed of record as Instrument No. 20080905-0091065, Register's Office of Davidson County, Tennessee. Further conveyed to Liana D. Castel and Emmanuel A. Castel by Gaston DesHarnais by Quiclaim Deed of record as Instrument No. 20090204-0009606 said Register's Office.

This improved property is known as 5800 Vine Ridge Drive, Nashville, TN 37205.

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, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26th day of May, 2015

Liana D. Castel by Suzanne Bateman her Attorney-in-Fact SB
Liana D. Castel by Suzanne Bateman, her
Attorney-in-Fact

Emmanuel A. Castel by Suzanne Bateman his Attorney-in-Fact SB
Emmanuel A. Castel by Suzanne Bateman, his
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 26th day of May, 2015, before me personally appeared Suzanne Bateman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Liana D. Castel, and who acknowledged that she executed the same as the free act and deed of Liana D. Castel.

Witness my hand and official seal at office, this 26th day of May, 2015.

Andrea P. Perry
Notary Public

My commission expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 26th day of May, 2015, before me personally appeared Suzanne Bateman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emmanuel A. Castel, and who acknowledged that she executed the same as the free act and deed of Emmanuel A. Castel.

Witness my hand and official seal at office, this 26th day of May, 2015.

Andrea P. Perry
Notary Public

My commission expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Crystal Sarth
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY