Return To:
McCann & Hubbard
1804 Williamson Ct. Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

File #15682

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$189,501.00~~ $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Evrist	New Owner	-173-15-0A-124.00-CO
(NAME)	(NAME)	
372 Upper Mill Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 370134552		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kevin J. Castleman and wife, Lindsey Castleman** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Evrist and wife, Lauren Evrist,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 124 on the Plan of Final Plat of Mill Run Subdivision Phase 2 (Cluster Lot Development) A Resubdivision of Mill Run, Phase 1A, Lot 89 of record in Plat at Instrument No. 20011009-0109754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin J. Castleman and wife, Lindsey Castleman by Warranty deed from Kimberly L. Salisbury, unmarried of record in Instrument No. 20050906-0106893 Register's Office for Davidson County, Tennessee, dated August 30, 2005 and recorded on September 06, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 372 Upper Mill Drive, Antioch, TN 370134552

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150069996 DEEDWARR
Recvd: 08/19/15 13:39 2 pgs
Fees:13.00 Taxes:684.50
20150819-0083651

Witness my hand this 14th day of August, 2015.

Kevin J. Castleman

Lindsey Castleman

STATE OF Tennessee

COUNTY OF Davidson

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that Kevin J. Castleman and Lindsey Castleman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of August, 2015.

Notary Public

My Commission Expires: 9-5-2016

(SEAL)



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027