Davidson County	DEEDWARR
Recvd: 10/23/15 10:25	3 pgs
Fees:18.00 Taxes:1202.50	
20151023-0107995	

WARRANTY DEED

M. KEVIN HEFFELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

Laurel Kastan
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/26/2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1493B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John Kastan and Laurel Kastan	NEW OWNER	12600007900
9077 Old Charlotte Pike	504 Wagon Ct.	
Pegram, TN 37143	Nashville, TN 37221	

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

LAURA D. BURTON, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN KASTAN AND LAUREL KASTAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

126-00-0-079.00

Land in the 19th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968 more particularly described as follows:

Beginning at a point in the easterly margin of Old Charlotte Pike, said point being 1827 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J. Dedrick Stevens and E. D. Hill by deed from B. T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office, thence South 82° 40' east a distance of 1004 feet to a point; thence south 2° 46' west a distance of 106 feet to a point; thence north 86° 44' west a distance of 1005 feet to a point in the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike north 2° 58' east a distance of 180 feet to the point of beginning. Said tract being designated as Tract No. 12 and containing 3.1 more or less.

Being the same property conveyed to Laura D. Burton by Warranty deed from William J. Breedlove and spouse, Billie J. Breedlove of record in Instrument No. 20080701-0067967 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 01, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 201 a lien, not yet due and payable.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is property known as 9077 Old Charlotte Pike, Pegram, TN 37143

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 in 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 hand on the 19th day of October, 2015.

Laura D. Burton

Laura D. Burton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LAURA D. BURTON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of October, 2015.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 15-1493B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

