RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167036

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2324

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160009005 DEEDWARR
Recvd: 02/02/16 12:25 3 pgs
Fees: 18.00 Taxes: 725.20
20160202-0010135

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

✓ Aimee J Casteel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2016.

Deb Bissell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Casteel and Aimee J. Casteel, husband and wife 6717 Sunnywood Drive Nashville, TN 37211	Churchill Mtg.Copr., 761 Old Hickory Blvd.,#400 Brentwood, TN 37027	181 02 0B 015.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Six Thousand and 00/100 Dollars ($196,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT THOMAS AND HILDA THOMAS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN P. CASTEEL AND AIMEE J. CASTEEL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 15 on the Plan of Section Two, Sugar Valley Place, a SP Development, a Planned Unit Development, of record in Instrument #20140721-0064617, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Scott Thomas and Hilda Thomas, husband and wife, by deed from yazdian Development Group, Inc., a Tennessee Corporation, dated May 29, 2015 and recorded at Instrument #20150610-0054685, said Register's Office.

The address of the herein described property is believed to be 6717 Sunnywood Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of January, 2016.

see attached
SCOTT THOMAS

HILDA THOMAS

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Scott Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2016.

see attached
Notary Public
My commission expires: _____

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Hilda Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2016.

Tabatha Edwards
Notary Public
My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of January, 2016.

SCOTT THOMAS

HILDA THOMAS

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, a Notary Public, Scott Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2016.

Notary Public
My commission expires: 1/29/2017

SHIRLEY A R EDWARDS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2017

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Hilda Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2016.

Notary Public
My commission expires: _____