Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160065038 DEEDQC
Recvd: 07/28/16 13:48 2 pgs
Fees:13.00 Taxes:740.00
20160728-0077854

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
		Map
3622 Saratoga Drive	New Owner	Parcel
Nashville, TN 37205	Karen Sturgeon	10413023900

For and in consideration of $10.00 cash in hand paid, **Howard M. Castleman, Jr.** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Karen B. Sturgeon**, all of his right, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee being Lots Nos, 16 and 17 of Block C on the plan of Bellwood, as of record in Book 547, pages 149 and 150 Registers Office for said County, said Lots being described together as follows:

Beginning at a point in the north margin of Saratoga Drive at the southeasterly corner of Lot No. 15 on said plan; thence northwardly with a line at the rear of Lots 13, 14 and 15, 194.21 feet, to a point, the northeast corner of Lot 13; thence eastwardly along the rear lines of Lot 16 and 17, 142 feet, to a point; thence southwardly and along the easterly line of Lot No. 17, 207.83 feet to a point in the northerly margin of Saratoga Drive, thence with the margin of Saratoga Drive, westwardly 120 feet to the point of beginning.

Being the same property conveyed to Howard M. Castleman, Jr. and Judy C. Harris each as to a ½ undivided interest, by QuitClaim Deed from Judy C. Harris, Executrix of the Estate of Helen S. Castleman and record at Instrument No. 20090820-0078480, said Register's Office of Davidson County, Tennessee.

This is improved property known as 3622 Saratoga Drive, Nashville TN

This is improved property known as **3622 Saratoga Drive, Nashville, TN 37205.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 23 day of June, 2016.

GRANTOR:

Howard M. Castleman, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Howard M. Castleman** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of June, 2016.

NOTARY PUBLIC

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

My Commission Expires:

March 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is ~~$0.00~~ $ 200,000.00

Affiant

Subscribed and sworn to before me, this 23 day of June, 2016.

NOTARY PUBLIC

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

My Commission Expires:

March 3, 2020