Warranty Deed

BILL GARRETT, Davidson County Trans:T20160067969 DEEDWARR Recvd: 08/05/16 15:25 2 pgs Fees:13.00 Taxes:2203.35 20160805-0081666	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$596,000.00~~ 595,500.00 Affiant Subscribed and sworn to before me, this the 3rd day of August, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chetan Aher & Megan Aher	new owner	
1612.5 7th Avenue North		08112034500
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS K. CASTE, TRUSTEE OF THE THOMAS K. CASTE REVOCABLE TRUST U/D/O NOVEMBER 18, 2008, AND ANN D. CASTE, TRUSTEE OF THE ANN D. CASTE REVOCABLE TRUST U/D/O NOVEMBER 18, 2008**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHETAN AHER AND MEGAN AHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

V. M.

TRACT I: Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 42 on the Plan of D.T. McGavock Homestead Addition to Nashville, as of record in Book 57, page 9, Register's Office for said County.

Said part of said Lot No. 42 fronts 25 feet on the easterly side of 7th Avenue North, formerly Vine Street, and runs back between parallel line, 175 feet to an alley.

TRACT II: Land in Davidson County, Tennessee, being the north one-half of Lot No. 43 on the Map of D.T. McGavock's Homestead Addition to Nashville, of record in Book 57, page 9, Register' s Office for said County.

Said part of said lot fronts 25 feet on the easterly side of 7th Avenue, North and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Thomas K. Caste and wife, Ann B. Caste by Warranty deed from Dorothy May Duke Sullivan and Robert D. Duke Crow and Wayne Madole Williams Jesse Frederic Burton Jr. and Susan "Vivian" Janine Burton and James "Buzz" Burton and Leta Sheila Joyner and Lisa "Kim" Castillo and Donald "Donnie" Joseph Duke and Jimmy Ray Duke and William Mckinley Duke and Sherri Duke McCanless, Heirs at Law of Bessie May Williams, deceased of record in Instrument No. 20050512-0053878, Register's Office for Davidson County, Tennessee, dated May 4, 2005 and recorded on May 12, 2005.

Being the same property conveyed to Thomas K. Caste, Trustee of the Thomas K. Caste Revocable Trust Agreement u/d/o November 18, 2008, and Ann D. Caste, Trustee of the Ann D. Caste Revocable Trust Agreement u/d/o November 18, 2008 by Quitclaim deed from Thomas K. Caste and wife, Ann D. Caste of record in Instrument No. 20090313-0022994, Register's Office for Davidson County, Tennessee, dated March 11, 2009 and recorded on March 13, 2009.

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.

This is improved property also known as 1612.5 7th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of August, 2016.

Thomas K. Caste Revocable Trust
u/d/o November 18, 2008

Thomas K Caste TRUSTEE

Thomas K. Caste, Trustee

Ann D. Caste Revocable Trust
u/d/o November 18, 2008

Ann D. Caste Trustee

Ann D. Caste, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas K. Caste, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Thomas K. Caste Revocable Trust u/d/o November 18, 2008, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 3rd day of August, 2016.

Notary Public

My Commission Expires:

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ann D. Caste, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Ann D. Caste Revocable Trust u/d/o November 18, 2008, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 3rd day of August, 2016.

Notary Public

My Commission Expires:

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018