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BOX 10-A

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 126150A02100CO

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Timothy D. Tucker and Rebecca L. Tucker
512 Farmington Court
Nashville, TN 37221

SEND TAX BILLS TO:
17 Nottingham Dr.
West Grove, PA 19390

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JAMIE L. CASTEEL AND WIFE, CHRISTINE S. CASTEEL**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **TIMOTHY D. TUCKER TRUSTEE AND REBECCA L. TUCKER, TRUSTEE OF THE TIMOTHY D. TUCKER LIVING TRUST, U/A/D AUGUST 6, 2001**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plat of Phase One, Boone Trace at Biltmore, as of record in Plat Book 7900, page 667, of the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jamie L. Casteel, a single man, by Quitclaim Deed from Michelle L. Casteel, dated April 29, 2014, appearing of record in Instrument No. 20140528-0045572, of the Register's Office for Davidson County, Tennessee. Jamie L. Casteel having since married to Christine S. Casteel.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee.; Charter of Boone Trace at Biltmore Homeowners' Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.; Quitclaim Deed to Boone Terrace at Biltmore HOA of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Boone Trace at Biltmore Subdivision of record in Book 9342, page 312, and rerecorded in Book 9735, page 931, as amended in Book 10032, page 813, and supplemented in Book 10306, page 817, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 512 Farmington Court, Nashville, TN 37221.

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

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee

BILL GARRETT, Davidson County
Trans:T20170019788 DEEDWARR
Recvd: 03/08/17 09:20 2 pgs
Fees:13.00 Taxes:999.00
20170308-0022762

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7th day of March, 2017.

Jamie L. Casteel

Christine S. Casteel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jamie L. Casteel and Christine S. Casteel**, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7th day of March, 2017.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$270,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7 day of March, 2017.

NOTARY PUBLIC

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

My Commission Expires: _____

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