WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2017

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Eric Beasley	Highlands Residential Mortgage, LTD	12-114
(NAME)	(NAME)	
6484 Lickton Pike	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170676

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, ALEXANDER CASTIELLO AND WIFE, RUTH I. CASTIELLO**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ERIC BEASLEY AND DANIELLE BEASLEY, HUSBAND AND WIFE**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Tract I:
A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor Number 1038, Job Number 86-113 and more specifically described as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08 min. 09 sec. East 156.34 feet; thence North 74 deg. 41 min. 02 sec. East 200.70 feet from the southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 23 deg. 56 min. 29 sec. West 1342.45 feet to an iron pin; thence, North 86 deg. 22 min. 18 sec. East 225.00 feet to an iron pin; thence South 23 deg. 39 min. 13 sec. East 1302.87 feet to an iron pin in the northerly margin of Lickton Pike; thence, in a southeasterly direction along a curve having a radius 1195.00 feet; a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. for a distance of 60.01 feet to an iron pin; thence, South 77 deg. 03 min. 19 sec. West 148.07 feet to the point of beginning and containing 6.31 acres, more or less.

EASEMENT: Ingress, egress and regress, together with a water line easement to the said property is granted through an Easement for Joint Driveway, Bridge, Water Line and other facilities, filed for record in Instrument No. 20041123-0140140, Register's Office for Davidson County, Tennessee, through adjacent property owned by Aaron T. Walker and wife, Robin M. Walker, and reserved in the deed of record in Instrument No. 20041123-0140139, said Register's Office.

Being the same property conveyed to Alexander Castiello and wife, Ruth I. Castiello by deed from Terry Flatt and wife, Kim Flatt, dated January 18, 2006, of record in Instrument No. 20060123-0008670, Register's Office for Davidson County, Tennessee.

Tract II:
Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and a portion of the property conveyed to Aaron T. Walker and wife, Robin M. Walker in Instrument No. 20041123-0140139, RODCT, more accurately described according to a survey by Tommy E. Walker R.L.S. TN Lic. No. 1465, dated 4/17/09, as follows:

Beginning at a set iron pin in the northerly line of Aaron T. Walker in (Instrument No. 20041123-0140139 RODCT), said pin being located S 86 22' 18" W, 257.71' from a existing iron pin at a corner post, said existing pin being the most northeast corner of Aaron T. Walker in (Instrument No. 20041123-0140139 RODCT); said set being the most northeast corner of herein described tract; thence with a new line S 14 19' 28" E 245.23 to a set iron pin; thence N 23 38' 53" W, 256.47' to a point, thence N 86 22' 18" E, 42.29' to the point of beginning containing 0.117 acres.

Being the same property conveyed to Alex Castiello and wife, Ruth Castiello by deed from Aaron T. Walker and wife, Robin M. Walker, dated May 5, 2009, of record in Instrument No. 20090522-0047293, Register's Office for Davidson County, Tennessee.

Alexander Castiello is also known as Alex Castiello.

Ruth I. Castiello is also known as Ruth Castiello.

BILL GARRETT, Davidson County
Trans:T20170034738 DEEDWARR
Recvd: 04/25/17 11:51 2 pgs
Fees:13.00 Taxes:2086.80
20170425-0040471

This conveyance is subject to the following: (a) Easement granted unto South Central Bell Telephone & Telegraph Company, of record in Book 1118, page 463, said Register's Office; (b) Restrictions of record in Book 6881, page 973 and Book 6881, page 986, said Register's Office; (c) Easement for a Joint Driveway, Bridge, Water Line and Other Facilities, of record in Instrument No. 20041123-0140140, said Register's Office; and (d) Utility Easement of record in Instrument No. 20050127-0010002, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 6484 Lickton Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 21st day of April, 2017

Alexander Castiello

Ruth I. Castiello

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alexander Castiello and Ruth I. Castiello, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of April, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY