WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37173



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth Casteel		081-12-0B-411.00
(NAME)	(NAME)	
1400 Rosa L. Parks Blvd. 411		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170042820 DEEDWARR
Recvd: 05/19/17 11:30 2 pgs
Fees:13.00 Taxes:2775.00
20170519-0049952

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Powell Hedley, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Seth Casteel, a single man and Keith W. Casteel, a married man, tenants in common with right of survivorship,** 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:

LAND in Davidson County, Tennessee, being Unit No. 411, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Numbers 20040521-0059936, *20040712-0082926*, 20050202-0012489, 20051230-0156950, and 20060901-0108138, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit "D" to the 5th Amendment to Master Deed of record in Instrument Number 20060901-0108138, reference to which is hereby made for a more complete description thereof.

BEING the same property conveyed to Powell Hedley, unmarried, by Warranty Deed from David Singelyn and wife, Aimee Singelyn, dated 11/17/14 and recorded 11/19/14 in Instrument No. 20141119-0106789, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1400 Rosa L. Parks Blvd., Condominium 411, Nashville, TN 37208
(House Number) (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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17th day of May, 2017.

Powell Hedley

State of Tennessee
County of DAVIDSON

Personally appeared before me Powell Hedley, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2017.

Notary Public Steve Waters
My Commission Expires: _____

File No.: 173212

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020