WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2017

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Benjamin H. Southard		Parcel ID:
908 West Eastland Avenue	New Owner	08208012400
Nashville, TN 37206		

FOR AND IN 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

Lisken Kastalanych and Randall Kastalanych, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Benjamin H. Southard , an unmarried man

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 the westerly 60 feet of the easterly 110 feet of the northerly 169 feet, more or less of Lot No. 15 in James R. Loves Subdivision of the Massengale Tract of record in Plat Book 547, Page 4, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 60 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street and extends back between parallel lines 169 feet, more or less, to the northerly line, the property conveyed to Nashville Housing Authority, of record in Book 3619, Page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisken Kastalanych and Randall Kastalanych by deed from K&D Werks, LLC, a Tennessee Limited Liability Company, of record in Instrument 20150226-0016586, said Register's Office, dated February 23, 2015.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 4, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 908 West Eastland Avenue, Nashville, TN 37206

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.

BILL GARRETT, Davidson County
Trans:T20170070909 DEEDWARR
Recvd: 08/16/17 09:09 2 pgs
Fees:13.00 Taxes:1572.50
20170816-0083886

Witness our hands this 15th day of August, 2017.

Lisken Kastalanych

Randall Kastalanych

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisken Kastalanych and Randall Kastalanych, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of August, 2017.

My Commission Expires: 4-19-21

Wayne D. Lawler Jr.
Notary Public

WAYNE D. LAWLER, JR
Notary Public, State of Texas
Comm. Expires 04-19-2021
Notary ID 1668868