Return to:
BRIDGEHK
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rena C. Castleman	Churchill Mortgage Corp.	17602002800
(NAME)	(NAME)	
5024 Trailwater Dr.	761 Old Hickory Blvd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Timothy Sturgis and Kristine Sturgis, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rena C. Castleman, an unmarried woman,** 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:

Property located in the County of Davidson, Tennessee:

Being Lot No. 250, on the Plan of Section 15, Peppertree Forest, as of record in Book 7900, Page 574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy Sturgis and Kristine Sturgis as husband and wife from the Secretary of Housing and Urban Development by Cash Deed for Tennessee of record in Instrument No. 20110628-0049289, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5024 Trailwater Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 74887 DEEDWARR
03/29/2018 02:12:21 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20180329-0029567

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 22 day of March, 2018.

Timothy Sturgis

Kristine Sturgis

State of Illinois
County of Cook

Personally appeared before me Timothy Sturgis and Kristine Sturgis, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22 day of March, 2018.

Notary Public Cristian Lopez-Tapia
My Commission Expires: 12/08/2019

OFFICIAL SEAL
CRISTIAN LOPEZ-TAPIA
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires Dec 8, 2019

File No.: 12932