Karen Johnson Davidson County
Batch# 197142 DEEDWARR
02/20/2019 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20190220-0015351

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF DAVISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Newton	Tracy Newton	
(NAME)	(NAME)	01800011800
6300 Lickton pike	6300 Lickton pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jamison G. Castleman and Jessica R. Castleman, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Newton,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 6 on a survey dated October 23, 1986 on the Hitt Property by Kessigner & Sheppard, Engineers, Job No. 86-371, as follows:

Beginning at an iron pin in the northerly margin of Lickton Road said point being South 64 degrees 14' 28" West 240 feet; thence South 65 degrees 51' 53" West 200 feet from the southwest corner of the property of David L. White, et ux, of record in Book 6552, page 932, Register's Office of Davidson County, Tennessee; thence with said margin of said road South 70 degrees 41' 11" West 175 feet to an iron pin; thence North 13 degrees 27' 22" West 2425.90 feet to an iron pin the line of E. B. Parker of record in Book 3255, page 304, Register's Office of said County; thence with the line of Parker South 80 degrees 39' 41" East 405.97 feet to an iron pin in the line of David W. Torr of record in Book 6552, page 935 said Register's Office; thence with the line of Torr South 15 degrees 0' 5" East 698.68 feet to an iron pin; thence South 82 degrees 35' 15" West 220.00 feet to an iron pin; thence South 13 degrees 27' 22" East 1534.49 feet to an iron pin marking the point of beginning, containing 12.96 acres more or less.

Being the same property conveyed to Being the same property conveyed to Jamison G. Castleman et ux Jessica R. Castleman by Warranty deed from Thomas R. Moncrief, et ux, Holly W. Moncrief of record in Instrument No. 20161005-0104984 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 5, 2016. (Value of consideration shown in aforementioned deed $135,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6300 Lickton Pike Goodlettsville, TN 37072
(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 hand this 19th day of February, 2019.

Jamison G. Castleman

Jessica R. Castleman, by Jamison G. Castleman, Attorney-In-Fact

Jamison G. Castleman

Jessica R. Castleman, by Jamison G. Castleman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2018, before me personally appeared **Jamison G. Castleman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jessica R. Castleman,** and who acknowledged that he executed the same as the free act and deed of **Jessica R. Castleman.**

WITNESS my hand and official seal at office this 19th day of February, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Jamison G. Castleman, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Jessica R. Castleman,** the principal.

This 19 day of February, 2019.

Jamison G. Castleman

Sworn to and subscribed before me by **Jamison G. Castleman** this 19th day of February, 2019.

Notary Public
My Commission Expires 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jamison G. Castleman,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019