Karen Johnson Davidson County
Batch# 197429 DEEDWARR
02/21/2019 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $279.72
20190221-0015749

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-8-22

(AFFIX SEAL)

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
Jamison G Castleman	Owner at Owner's Address	
(NAME)	(NAME)	01100018200
2815 N. Mt. Pleasant Road		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(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, **Janice L Napier, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamison G Castleman, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997, and known as Job #960306 and being more particularly described as follows:

Beginning at a point in the center of a 50' ingress-egress utility and private line easement, said point of beginning being 753.52' northwesterly from the northwesterly margin of Greer Road, said point of beginning the southeast corner of the herein described tract; thence, leaving the center of the said easement, S. 52 Deg. 51 min. 47 sec. W. 369.52' to an iron pin in a fence line, the line of the Montry Duke property of Record in Book 4731, Page 932, Register's Office for Davidson County, Tennessee; thence, with Duke's line and a fence N. 43 deg. 19 min. 58 sec. W 560.50' to an iron pin; thence, leaving Duke's line N. 66 deg. 00 min. 11 sec E. 535.33' to an iron pin in the center of said 50' ingress-egress, utility and private water line easement; thence with the center of said easement, the following two calls: S 21 deg. 09 min. 07 sec. E 146.84' to an iron pin; thence, S 27 deg 19 min. 28 sec. E 298.54' to the point of beginning.

Being the same property conveyed to Janice L. Napier by virtue of that certain Quit Claim Deed dated September 30, 2010, and being of record at Instrument No. 20101022-0084760 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Volunteer State Bank by virtue of Trustee's Deed dated August 5, 2009 at Instrument No. 20090807-0074662 in the said Register's Office.

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 2683 Greer Rd 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 20th day of February, 2019.

Janice L Napier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 20th 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