Box 14
32046-5

NAME AND ADDRESS OF NEW OWNER:
Seth Casteel
1823 3rd Ave N
Nashville, TN 37208

Send Tax Bills To:
Gardner Financial Services LTD, dba Legacy Mutual Mortgage
3503 Paesanos Pkwy
San Antonio, TX 78231

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 081-04-0-196.00

Karen Johnson Davidson County
Batch# 245319 DEEDWARR
06/19/2019 10:22:44 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20190619-0058968

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janie R. Ganaway and Michael Ganaway**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Seth Casteel, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being a part of Lot 48 on the Plan of McGavock's 56 Lots of record in Book 11, Page 393, in the Register's Office for Davidson County, Tennessee. Beginning at a point in the Westerly margin of Third Avenue, North as widened, being the northeast corner of the property conveyed to C.G. Allman by Deed of record in Book 1097, page 88, in said Register's Office; thence Westerly along his Northerly line 165 feet to an alley; thence Northerly along the Easterly margin of said alley 50 feet to a point; thence Easterly 165 feet to the Westerly margin of Third Avenue, North as widened; thence along the said Easterly margin of Third Avenue North Southerly 50 feet to the point of beginning; thus fronting 50 feet on the Westerly margin of Third Avenue North and extending back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to George Ganaway by Warranty deed from Sadie Bell of record in Instrument No. 20140512-0040286 Register's Office for Davidson County, Tennessee, dated May 06, 2014 and recorded on May 12, 2014. The said George Ganaway died March 17, 2019, and pursuant to Probate Case No. 2019-PR105 in the Probate Court for Wilson County, Tennessee filed April 10, 2019, subject property is vested to Janie Ganaway and Michael Ganaway, as Sole Heirs at Law of George E. Ganaway.

Being improved property also known as 1823 3rd Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF MCGAVOCK'S 56 LOTS OR RECORD IN BOOK 11, PAGE 393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of June, 2019.

(SEAL)
Janie R. Ganaway

(SEAL)
Michael L. Ganaway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2019, before me personally appeared Janie R. Ganaway and Michael L. Ganaway, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2019.

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 11-5-19

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
17th day of June, 2019.

Notary Public
My commission expires: 9/1/20
File No. 2019-271