Karen Johnson Davidson County
Batch# 271554 DEEDWARR
08/14/2019 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190814-0081419

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Megan Bain, Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sidney Chase Castleberry and Lucille Imani Castleberry	Ameris Bank	072-06-3M-001.00CO
(NAME) 2913A Davis Ave	(NAME) 1800 Parkway Pl, Ste. 820	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATTHEW ANDERSON AND TAYLOR ANDERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SIDNEY CHASE CASTLEBERRY AND LUCILLE IMANI CASTLEBERRY, HUSBAND AND WIFE,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 Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2913 Davis Avenue A Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements) of record as Instrument No. 20180726-0073152, as amended in Instrument No. 20190104-0001058, Instrument No. 20190107-0001592 and Instrument No. 20190423-0037278 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Anderson and Taylor Anderson by Warranty deed from Scott K. Walker of record in Instrument No. 20180831-0086789 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on August 31, 2018.

This is unimproved ☐ / improved ☒ property, known as 2913A Davis Ave, Nashville, TN 37216

(House No.) (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.

1. Subject to all matters as shown on the Plan of record in Plat Book 332, Page 44 and Instrument Number 20180726-0073152, Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20180726-0073152, and Amended in Instrument No. 20190104-0001058; 20190107-0001592 and 20190423-0037278, Register's Office for Davidson County, Tennessee.

Witness our hands this 13th day of August, 2019, ____.

Matthew Anderson, by Taylor Anderson as Attorney in Fact
Matthew Anderson, by Taylor Anderson as Attorney in Fact

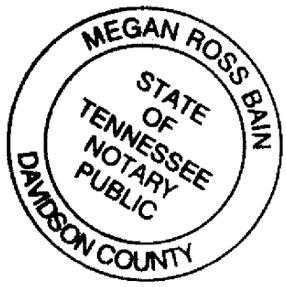
Taylor Anderson
Taylor Anderson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of August, 2019, before me personally appeared Matthew Anderson by Taylor Anderson as Attorney in Fact and Taylor Anderson known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 13th day of August, 2019.

Megan Ross Bain
NOTARY PUBLIC My Commission Expires: May 9, 2023



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY