Karen Johnson Davidson County
Batch# 302665 DEEDWARR
10/18/2019 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,864.80
20191018-0106912

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190922799**<br><br>PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $504,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of October, 2019.<br><br>Notary Public<br>My Commission Expires: 5/5/20 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Scott Houston Sherrill and Ashley Joy Sherrill<br>791 Rodney Drive<br>Nashville TN 37205 | Send Tax Bills To:<br>PrimeLending<br>A Plains Capital Company<br>PO Box 650875<br>Dallas, TX 75265-0875 | Tax Information:<br>Tax Parcel ID No.<br>115-13-0-025.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel W. Casteel and Nanette A. Casteel, husband and wife and Allison N. Casteel n/k/a Allison Casteel Jackson and Robert M. Jackson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott Houston Sherrill and Ashley Joy Sherrill, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 212, as shown on the map entitled West Meade Hills Section Eight, of record in Plat Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL W. CASTEEL AND WIFE , NANETTE A. CASTEEL, and ALLISON N. CASTEEL and ROBERT M. JACKSON , AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP , by deed from BRIAN C. ELLIS, TRUSTEE OF THE BRIAN C. ELLIS TRUST, SUCCESSOR TO THE ELLIS JOINT REVOCABLE LIVING TRUST U/A/D APRIL 24, 2002, ODIS R. ELLIS AND WIFE, RUTH B. ELLIS, TRUSTEE (BOTH NOW DECEASED), of record in Instrument No. 20101228-0102986 , dated December 27, 2010 , said Register's Office.

Allison N. Casteel having since married and is now known as Allison Casteel Jackson. Allison N. Casteel and Allison Casteel Jackson being one and the same.

See Powers of Attorney of record in Instrument No. 201910180106910_____ and Instrument No. 201910180106911_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 115-13-0-025.00.

Matters shown on the Plan of record in Plat Book 3600, pages 61 and 62, said Register's Office.

This is improved property located at 791 Rodney Drive Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of October, 2019.

Daniel W. Casteel by Allison Casteel Jackson, his Attorney-in-Fact

Nanette A. Casteel by Allison Casteel Jackson, her Attorney-in-Fact

Allison Casteel Jackson

Robert M. Jackson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison Casteel Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daniel W. Casteel and Nanette A. Casteel and that she is authorized by Daniel W. Casteel and Nanette A. Casteel to execute this instrument on their behalf.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison Casteel Jackson and Robert M. Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

# True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.