Karen Johnson Davidson County
Batch# 309270 DEEDWARR
10/31/2019 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20191031-0112104

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2019.

Notary Public
My commission expires: OCT 20 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Konner Sitman	New Owner	**01100018200**
2683 Greer Road	2341 Gideon Rd	
Goodlettsville, TN 37072	Greenbrier, TN 37073	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jamison G. Castleman, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Konner Sitman, unmarried and Richard Sitman, joint tenants

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, 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 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 tow 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 Jamison G. Castleman, a married man, by Warranty Deed from Janice L. Napier, unmarried, dated February 20, 2019, of record in Instrument No. 20190221-0015749, Register's Office for Davidson County, Tennessee. Subject property has never been the principal residence of said Grantor nor his heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 10424, page 441, amended in Book 10846, page 396, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (__X__) property known as 2683 Greer Road, Goodlettsville, TN 37072.

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 in 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.

Jamison G. Castleman Date: 10-30-19
Jamison G. Castleman

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jamison G. Castleman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2019.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

