Karen Johnson Davidson County
Batch# 323373 DEEDWARR
12/03/2019 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $934.05
20191203-0124109

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **252445.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11/25/2019 Notary Public 08/30/2021 MY COMMISSION EXPIRES: (AFFIX SEAL)

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2534

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 12, LLC	**Property Owner 12, LLC**	**174-11-0A-390.00**
(NAME) **P.O.Box 4090**	(NAME) **P.O.Box 4090**	
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John P. Castleberry and Michelle A. Castleberry, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Owner 12, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 ALL OF LOT NO. 349, ON THE FINAL PLAT OF CANE RIDGE FARMS, PHASE SIX, SECTION ONE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050209—0015098, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Michelle A. Castleberry and John P. Castleberry, wife and husband, by Quitclaim Deed from Michelle A. Castleberry, married recorded in Instrument No. 20110520-0038654 Register's Office for Davidson County, Tennessee, date May 16, 2011 and recorded on May 20, 2011

Being the same property conveyed to Michelle A. Castleberry, a married woman by Warranty Deed from Greenvale Constructions, LLC a Tennessee Limited Liability Company of record in Instrument No. 20051116-0138454 Register's Ofice for Davidson County, Tennessee, dated October 21, 2005 and recorded on November 16, 2005

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3117 Skinner Drive, Nashville, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 24 day of **November, 2019.**

John P. Castleberry

Michelle A. Castleberry

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John P. Castleberry and Michelle A. Castleberry**, with whom ~~I am personally acquainted, or~~ proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/(they) executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of **November, 2019.**

C. F. HARRINGTON
COMM. #2257035
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 29, 2022

NOTARY PUBLIC

My Commission Expires: Sep 29, 2022

True Copy Certification

I, Julie Dyess, 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.

Julie Dyess

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Meaghan G. Spruill, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: ~~8/11/2020~~ 8/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER