Karen Johnson Davidson County
Batch# 367462 DEEDWARR
03/05/2020 09:29:32 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20200305-0024633

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020.

Notary Public

My commission expires: 3/13/2022

(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Justin Warren Parker	**"NEW OWNER"**	**131-06-0-P-001.00co**
2012 Castleman Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Dean Andres, Trustee of the Michael Dean Andres Revocable Trust U/A/D February 6, 2012, as Amended and Restated U/A/D May 31, 2018, as to an undivided one-half interest, and Connie Marie Andres, Trustee of the Connie Marie Andres Revocable Trust U/A/D February 6, 2012, as Amended and Restated U/A/D May 31, 2018, as to an undivided one-half interest

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

Justin Warren Parker, an unmarried man

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 A on the Plan of Homes at 2012 Castleman Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2012 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150716-0069227, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Homes at 2012 Castleman Drive, shown on Exhibit "B" to the Declarations of record in Instrument No. 20150716-0069227, said Register's Office, for a more complete identification and placement of said unit.

Being the same property conveyed to Michael Dean Andres, Trustee of the Michael Dean Andres Revocable Trust established February 6, 2012, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, as to an One-Half (1/2) undivided interest, and Connie Marie Andres, Trustee of the Connie Marie Andres Revocable Trust established February 6, 2012, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, as to an One-Half (1/2) undivided interest, by Deed dated October 27, 2016 from Southern Elite Custom Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20161031-0114472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1) **The Plan as set out on Exhibit "B" to the Declarations of record as shown in Instrument No. 20150716-0069227, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Homes at 2012 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150716-0069227 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee.**

3) **All matters shown on the Plan of record in Book 843, Page 66, said Register's Office.**

4) **Taxes for the year 2020 and all subsequent years, which taxes have been prorated and assumed by the within named Grantee.**

This is improved property, known as 2012 Castleman Drive, Nashville, TN 37215

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 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.

Witness my/our hand(s) this 25th day of February, 2020.

Michael Dean Andres, Trustee

Michael Dean Andres, Trustee of the Michael Dean Andres Revocable Trust U/A/D February 6, 2012, as Amended and Restated U/A/D May 31, 2018

Connie Marie Andres, Trustee

Connie Marie Andres, Trustee of the Connie Marie Andres Revocable Trust U/A/D February 6, 2012, as Amended and Restated U/A/D May 31, 2018

COUNTY OF DAVIDSON)
STATE OF TENNESSEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Dean Andres, Trustee of the Michael Dean Andres Revocable Trust U/A/D February 6, 2012, as Amended and Restated U/A/D May 31, 2018,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2020.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21

COUNTY OF DAVIDSON)
STATE OF TENNESSEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Connie Marie Andres, Trustee of the Michael Dean Andres Revocable Trust U/A/D February 6, 2012, as Amended and Restated May 31, 2018,** the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2020.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21