Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35408-03-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 9th day of April, 2020. Notary Public My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jason Watts 9077 Old Charlotte Pike Pegram, TN 37143	Origin Bank 1800 Hudson Lane Ste 2A Monroe, LA 71201	Map and Parcel No.: 126 00 0 079 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, **Laurel Kastan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Watts, married** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9077 Old Charlotte Pike, Pegram, TN 37143.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 394057 **DEEDWARR**
04/30/2020 10:37:31 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20200430-0045233

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of April, 2020.

Laurel Kastan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laurel Kastan, 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, at office, this 9th day of April, 2020.

Notary Public

My Commission Expires:

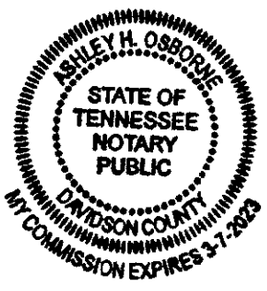


Exhibit "A"

Land in the 19th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968 more particularly described as follows:

Beginning at a point in the easterly margin of Old Charlotte Pike, said point being 1827 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J. Dedrick Stevens and E.D. Hill by deed from B.T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office, thence South 82 degrees 40 minutes east a distance of 1004 feet to a point; thence south 2 degrees 46 minutes west a distance of 106 feet to a point; thence north 86 degrees 44 minutes west a distance of 1005 feet to a point in the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike north 2 degrees 58 minutes east a distance of 180 feet to the point of beginning. Said tract being designated as Tract No. 12 and containing 3.1 acres more or less.

Being the same property conveyed to John Kastan and Laurel Kastan, husband and wife, by deed dated October 19, 2015 from Laura D. Burton, unmarried, of record in Instrument No. 20151023-0107995, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Quitclaim Deed dated January 21, 2020, of record in Instrument No. 20200130-0011067, Register's Office for Davidson County, Tennessee, John Kastan, unmarried, conveyed his interest in subject property to Laurel Kastan, unmarried.