THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Avenue - Suite 540 Nashville, Tennessee 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **750,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2020 Notary Public MY COMMISSION EXPIRES: Jan 8, 2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 502374 **DEEDWARR**
10/28/2020 10:45:53 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20201028-0124831

R.L. MOORE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Reed Shanks, Jr.	Same	MAP
134 Heady Drive		PARCEL 130-05-0-019.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Howard Moody Castleman, Jr. and wife, Marjorie Barr Castleman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Reed Shanks, Jr. and Amanda Branch Shanks, husband and wife**

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 Lot No. 18, Block "J" on the Plan of 2nd Revised Plan, Highlands of Belle Meade No.2 of record in Plat Book 1130, Page (s) 71 and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 122 feet on the easterly side of Heady Drive, and Runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Howard Moody Castleman, Jr. and wife, Marjorie Barr Castleman by Warranty deed from Samuel M. Rosenber of record in Book 9338, page 672, Register's Office for Davidson County, Tennessee, dated May 05, 1994 and recorded on May 09, 1994.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **134 Heady Drive, Nashville, TN 37205.**

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 is 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 our hand(s) this the 26th day of October, 2020.

Howard Moody Castleman, Jr.

Marjorie Barr Castleman by Clair Castleman Allen, Attorney in fact

Marjorie Barr Castleman by Clair Castleman Allen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Howard Moody Castleman, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of October, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clair Castleman Allen** 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 on behalf of **Marjorie Barr Castleman**, as her Attorney in Fact, as the free act and deed of the within named **Marjorie Barr Castleman**.

Witness my hand and official seal this the 26th day of October, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON