WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/26/22 (AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 537279 **DEEDWARR**
12/17/2020 02:58:24 PM 2 pgs
Fees: $13.00 Taxes: $471.75

20201217-0149703

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeeAnn Castleman	First National Bank of Middle Tennessee	
208 Hickory Forge Dr (NAME)	1608 Williams Dr. Suite 301 (NAME)	163110A00900CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, WE, **The von Haberstroh Company, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee Ann Castleman, single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 9 on the Plan of the Second Revision, Section Two, Bell Forge Village, as of record in Book 5200, Page 695, revised in Book 6900, Page 250, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to The Von Haberstroh Co., LLC, by virtue of that certain Warranty Deed dated May 1, 2018, and being of record at Instrument No. 20180502-0041971 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 250, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6040, Page 538, Book 6651, Page 207, Instrument No. 20061229-0160925, 20180502-0041971 and 20190214-0014097, By-Laws of record at Book 11348, Page 899 and Instrument No. 20050810-0094532, Charter and Articles of Amendment recorded at Book 6887, Page 495, Book 7483, Page 989, Book 7491, Page 883 and Book 8154, Page 962 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 208 Hickory Forge Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my hand this 9 day of October, 2020.

The von Haberstroh Company, LLC

, President

David John Deaton, President and Sole Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David John Deaton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Sole Owner of **The von Haberstroh Company, LLC**, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Sole Owner.

WITNESS my hand and official seal at office this 8 day of October, 2020.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022