Box 5

File No. 260400764

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/06 09:39 2 pgs
Fees:13.00 Taxes:536.50
20060517-0057563

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isreal Sanchez Fonseca	~~Isreal Sanchez Fonseca~~ Southeast Financial F.C.U.	
(NAME) 216 Bonna Cliff Court	(NAME) 444 James Robertson Pkwy.	MAP/PARCEL 1907505007700
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Steven Thomas Castle, and Wife, Emily Michael Castle**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isreal Sanchez Fonseca and Ann Maria Sanchez**, HEREINAFTER CALLED THE GRANTEE(S), WE HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 857 on the Plan of HERMITAGE HILLS SUBDIVISION, Section Eight, as of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 857 fronts 72.88 feet on the southerly margin of Bonnacliff Court and extends back 215.12 feet on the easterly side and 175.45 feet on the westerly side to a dead line in the rear on which it measures 116.76 feet.

Being the same property conveyed to Steven Thomas Castle, and Wife, Emily Michael Castle by deed from Flora Gutterman a/k/a Flora M. Gutterman of record in Instrument No. 200310310160102, Register's Office for said County.

Restrictive Covenants of record in Deed Book 03643, Page 243, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

NOTE: See Attached FHLB Retention Addendum.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 216 Bonna Cliff Court, Hermitage, TN 37076
(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 GRANTEE(S), WE 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), WE 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 15th day of May, 2006.

Steven Thomas Castle

Emily Michael Castle

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven Thomas Castle, and Wife, Emily Michael Castle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 5/15/2006.

My Commission Expires: 11-28-09

Notary Public

STACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260400764

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122