Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

39-B
File #08-1297

Davidson County DEEDWARR
Recvd: 11/19/08 12:47 2 pgs
Fees:13.00 Taxes:925.00
20081119-0114024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rheanita G. Reese, an unmarried person and Bessie S. Brown, an unmarried person, as Joint Tenants with Right of Survivorship hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Laura Castro, a married woman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument Number 20040604-0065966, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rheanita G. Reese, an unmarried person and Bessie S. Brown, an unmarried person, as Joint Tenants with Right of Survivorship dated October 5, 2004 of record in Inst. No. 20041014-0123907, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2105 Valencia Court, Antioch TN, 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of October, 2008.

Rheanita G. Reese

Rheanita G. Reese

Bessie S. Brown

Bessie S. Brown by Rheanita G. Reese,
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 1st day of October, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rheanita G. Reese, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee
County of Davidson)

On this the 1st day of October, 2008, before me personally appeared Rheanita G. Reese, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bessie S. Brown acknowledged that such person executed the same as the free act and deed of ~~Bessie S. Brown~~.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00.

Rheanita G. Reese
Affiant

Sworn and subscribed before me on this the 1st day of October, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Laura Castro
2105 Valencia Court
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT: New Owner

TAX MAP-PARCEL #:
173-9-B-47