WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090066143 DEEDWARR
Recvd: 09/29/09 10:03 2 pgs
Fees:13.00 Taxes:558.61
20090929-0090228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,975.00

Meredith Boe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF SEPTEMBER, 2009.

Jenna Willms
Notary Public

MY COMMISSION EXPIRES: 10/17/09
(AFFIX SEAL)

JENNA WILLMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miah R. Castillo	Pinnacle National Bank	
(NAME)	(NAME)	061-01-0-029.00
603 Lemont Drive	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin Funding, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Miah R. Castillo**,** 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:

** unmarried

LAND in Davidson County, Tennessee, being Lot No. 177 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Darlene Brown, by Warranty Deed from Ronnie Brown Jr., dated May 25th, 2007 and recorded in Instrument No. 20070531-0064697, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Franklin Funding, Inc., by Substitute Trustee's Deed from David G Mangum as Substitute Trustee, dated May 8, 2009 and recorded in Instrument No.20090508-0042729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 603 Lemont Drive, Nashville, TN 37216

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, her heirs and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a

good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hands this 25th day of September, 2009.

Franklin Funding, Inc.

By: _____
Filbert J. Martocci,
President/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Filbert J. Martocci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President/Treasurer, and is authorized to execute the instrument on behalf of Franklin Funding, Inc., the within named bargainor, and that he as such President/Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President/Treasurer.

Witness my hand and seal this 25th day of September, 2009.

_____
Notary Public

My Commission Expires: 10-3-11

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY