WARRANTY DEED

Record and Return

Foundation Title & Escrow
30 Burton Hills Blv
Nashville, TN3721:

BILL GARRETT, Davidson County
Trans:T20100035103 DEEDWARR
Recvd: 06/09/10 12:25 2 pgs
Fees:13.00 Taxes:1202.50

20100609-0044838

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00
Debbie Belcastro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER:
Conrado Montoya, Jr.	Bank of America, N.A.	172-12-A-45.00CO
(NAME)	(NAME)	
221 Newton Nook	P. O. Box 961291	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Fort Worth, TX, 76161	172-12-A-45.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Debbie Belcastro**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Conrado Montoya, Jr.**, unmarried, 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. 114 on the Plan of Section One, Williams Grove of record in Plat Book 9700, page 580, 584 and 582, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Debbie Belcastro by Warranty Deed from Pulte Homes, Tennessee limited Partnership, dated July 31, 2001 and recorded in Instrument No. 20010807-0084989, Register's Office for Davidson County, Tennessee.

Scott Snoyer, spouse of Debbie Belcastro, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

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 221 Newton Nook, Brentwood, TN 37027

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, has 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 hands this **12th** day of **May, 2010**

Debbie Belcastro

Scott Snoyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Debbie Belcastro and Scott Snoyer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **May, 2010**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My commission expires: _____