File No. 110330

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110030206 DEEDWARR
Recvd: 05/20/11 12:52 2 pgs
Fees:13.00 Taxes:517.63
20110520-0038851

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda M. Castro	F&M Bank	026 06 0A 073.00 CO
(NAME)	(NAME)	
128 Canton Court	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville, TN 37040	
(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, WE, Heidi Renee Davis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda M. Castro, a single woman, 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 Unit 70 on the Plan of Townhomes of Windsor Green, Phase I, Section 3, of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heidi Renee Davis, unmarried by deed from Dial Properties, LLC, dated July 17, 2007 and recorded on July 24, 2007 in Instrument No. 20070724-0087862, Register's Office, Davidson County, Tennessee. Scrivener's Affidavit filed to correct legal description of record in Instrument No. *_____, Register's Office, Davidson County, Tennessee. * 20110520-0038850

Declaration of Covenants, Conditions and Restrictions of Windsor Green Services Association of record in Book 6406, page 929, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for The Townhomes of Windsor Green of record in Book 11164, page 69 and amended in Instrument No. 20011108-0122758, said Register's Office.

Charter of Windsor Green Services Association of record in Book 6396, page 542, as amended in Book 8192, page 65, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 128 Canton Court, Goodlettsville, TN 37072

(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

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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 5th day of May, 2011.

Heidi Renee Davis

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Renee Davis, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2011.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County