WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,942.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle E. Castro and Renee L. Castro	Avenue Bank	182060a21500co
(NAME)	(NAME)	
8272 Ramstone Way	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Keenan Carlton and Lauren Carlton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle E. Castro and Renee L. Castro, * 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:

*husband and wife

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keenan Carlton and Lauren Carlton, by deed of record in Instrument No. 20090331-0028773, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749; Boundary Plat of record in Book 11190, page 65; Rights of Adjoining Owners of record in Book 6013, page 187, Register's Office for Davidson County, Tennessee. United Telephone Company Easement of record in Instrument No. 20020123-0009339 said Register's Office. Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Restrictions and Conditions, recorded in Instrument No. 20020116-0006750, Davidson County Register's Office. Subject to Surveyors Certificate of Correction of record in Instrument No. 20041021-0126628, Davidson County Register's Office. Restrictive Covenants of record in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8272 Ramstone Way, Antioch, TN 37013

(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 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.

Davidson County DEEDWARR
Recvd: 03/05/12 14:34 3 pgs
Fees:18.00 Taxes:499.29
20120305-0019226

Witness our hands this 28th day of February, 2012.

Keenan Carlton

Lauren Carlton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keenan Carlton and Lauren Carlton, 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 Franklin, Tennessee this 28th day of February, 2012.

Commission expires: 7-29-13

TAMERA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

