WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2012

Notary Public: Tammy Morris

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Reina S. Castro	Magna Bank	Parcel ID:
182 Bonnafield Drive	6525 Quail Hollow Rd., Ste. 300	07505008100
Hermitage, TN 37076	Memphis, TN 38120	

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

Lola Jane Childers, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Reina S. Castro , an unmarried 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 Lot No. 853, on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, Page 24, Register's Office for said County.

Said Lot No. 853 fronts 80 feet on the southwesterly margin of Bonnafield Drive and runs back between lines 239.4 feet on the northwesterly line and 215.27 feet on the southeasterly line to a dead line in the rear on which it measures 84.58 feet.

BEING the same property conveyed to Lola Jane Childers by Quitclaim Deed from B.J. Childers, of record in Book 8241, Page 613, dated November 19, 1990, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3600, Page 24, said Register's Office.

Power of Attorney of record in Instrument 20120329-0026721, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 182 Bonnafield Drive, Hermitage, TN 37076

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.

Witness my hand this 28th day of March, 2012.

Lola Jane Childers by Timothy J. Childers Attorney-in-Fact

Lola Jane Childers by Timothy J. Childers Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20120024861 DEEDWARR
Recvd: 04/05/12 10:00 2 pgs
Fees:13.00 Taxes:508.75
20120405-0029075

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Timothy J. Childers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Lola Jane Childers as his/her/their Attorney in Fact as the free act and deed of the within named Lola Jane Childers.

Witness my hand and official seal at Nashville, Tennessee the 28th day of March, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.