BILL GARRETT, Davidson County
Trans:T20130056111 DEEDWARR
Recvd: 07/02/13 10:12 2 pgs
Fees:13.00 Taxes:757.02
20130702-0068131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 204,600.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public

My commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KYLE R LUDVIK **ELIZABETH E LUDVIK**	**F & M BANK**	**172120A03500CO**
709 BRADFORD HILLS COVE	**P. O. Box 451**	
NASHVILLE, TN 37211	**Clarksville, TN 37041**	

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 ACKNOWLEDGE, WE,

ANIBAL MIEREZ AREVALO and PATRICIA GALO CASTELLON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KYLE R LUDVIK and ELIZABETH E LUDVIK, husband and wife

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. 46 on the Plan of Section One Bradford Hills, as of record in Plat Book 7900, Page 110-112, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Anibal Mierez Arevalo and Patricia Galo Castellon by Warranty Deed from Miguel Galo Cema and Yolanda Castellon Galo, dated 12/19/2008 recorded on 01/02/2009 in Instrument No. 20090102-0000112 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 709 BRADFORD HILLS COVE, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 28th day of June, 2013.

Anibal Mierez Arevalo by Patricia Galo Castellon as Attorney in Fact

ANIBAL MIEREZ AREVALO by PATRICIA GALO CASTELLON, as Attorney-in-fact

Patricia Galo Castellon

PATRICIA GALO CASTELLON

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 _ PATRICIA GALO CASTELLON, the bargainor(s), 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 in behalf of ANIBAL MIEREZ AREVALO and acknowledged that he/she/they executed the same as the free act and deed of the said ANIBAL MIEREZ AREVALO.

Witness my hand and official seal at office at Franklin, TN, this the 28th day of June, 2012.

Angela K. Robertson
Notary Public

Angela K. Robertson State of Tennessee Notary Public Williamson County

Commission Expires:05/02/2016

Personally appeared before me, a Notary Public of said County and State, PATRICIA GALO CASTELLON, the within named Grantor, 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 for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Angela K Robertson
Notary Public

Angela K. Robertson State of Tennessee Notary Public Williamson County

My Commission Expires:05/02/2016