Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130065931 DEEDWARR
Recvd: 08/01/13 14:12 2 pgs
Fees:13.00 Taxes:1085.95
20130801-0080340

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $293,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2013.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anthony Moore	Mortgage Investors Group	
3021 Brookview Forest Dr.	8320 East Walker Springs Ln.	180-04-0B-034.00-CO
Nashville, TN 37211	Suite 200 Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL T. CASTAGNA AND ADONNYA CARLTON CASTAGNA (FKA ADONNYA CARLTON), HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY MOORE, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 34 on the Plan of Final Plat of Brookview Forest, Phase I of record in Plat at Instrument No. 20030716-0099526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel T. Castagna unmarried, and Adonnya Carlton, unmarried, as joint tenants with right of survivorship by Warranty Deed from Robert D. Lawrence, Jr. and wife, Diana L. Lawrence of record at Instrument No. 20110103-0000519, Register's Office for Davidson County, Tennessee, dated December 23, 2010 and recorded on January 03, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3021 Brookview Forest Dr., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2013.

Daniel T. Castagna

Adonnya Carlton Castagna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel T. Castagna and Adonnya Carlton Castagna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public