PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52993
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry N. Dickens 1824 Merritt Street Old Hickory, Tennessee 37138	Envoy Mortgage, Ltd. 5100 Westheimer Rd. Ste 320 Houston, TX 77056

TAX MAP-PARCEL NUMBERS: 053060B03500CO

BILL GARRETT, Davidson County
Trans:T20130097939 DEEDWARR
Recvd: 11/18/13 14:09 2 pgs
Fees:13.00 Taxes:534.65
20131118-0118823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Danilo R. Castro and wife, Amy R. Castro,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry N. Dickens, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson Count, Tennessee, being Lot No. 72 on the Plan of Waterford Phase 4A of record in Book 7900, page 596, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Danilo R. Castro and wife, Amy R. Castro, by Warranty Deed from Carrie B. Padgett, unmarried, dated July 28, 2005 and recorded December 13, 2005, of record in Doc. No. 20051213-0149519, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 7900, page 596, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 8694, page 216, Book 8699, page 462, Book 9081, page 63, Book 9530, page 185, Book 8715, page 583, amended in Doc. No. 20090309-0020515 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Agreement for Dedication of Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Doc. No. 20111109-0087620, said Register's Office.

This is improved property, known as: 1824 Merritt Street, Old Hickory, Tennessee 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 2013.

Danilo R. Castro

Amy R. Castro

State of TENNESSEE

County of DAVIDSON

On this 15th day of November, 2013 , before me the undersigned authority, personally appeared Danilo R. Castro and Amy R. Castro , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $144,500.00

Affiant

Sworn and subscribed before me this the 15th day of November, 2013

My Commission Expires: 9-21-15

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY