THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140016195 DEEDWARR
Recvd: 03/10/14 14:00 4 pgs
Fees:23.00 Taxes:647.50
20140310-0019985

Box #14
25756-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Kevin Castillo 333 Dunilie Court Nashville, Tennessee 37217	New Owner	Map 119-08-0 Parcel 116-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES W. BALEY, JR.** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **KEVIN CASTILLO** (hereinafter referred to as the "**Grantee**"), his successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

BEGINNING at a point in the northerly margin of Glenrose Avenue, said point being 51 feet, more or less, from the southwest corner of the property conveyed to Alfred D. McWhorter, Jr., and wife, Harriett Elizabeth McWhorter, by Deed from W.L. Bainbridge Jr., and wife, Julia W. Bainbridge;

Thence, parallel to McWhorter's West line, North 2° 39' East, 150 feet to a point;

Thence, North 87° 37' West, 50 feet to a point;

Thence, South 2° 39' West, 150 feet, more or less, to a point in the northerly margin of Glenrose Avenue;

Thence, with the northerly margin of Glenrose Avenue 51 feet, more or less, eastwardly to the Point of Beginning.

BEING the same property conveyed to James W. Baley by Deed dated February 29, 1988 from Benton F. Krantz, Jr., of record in Book 7480, Page 537, Register's Office for Davidson County, Tennessee, and Correction Deed dated February 29, 1988, of record in Book 8205, Page 624, said Register's Office. The said James W. Baley having since died on January 22, 2011. The said property was devised to James W. Baley, Jr., by the Will of James William Baley, of record in Docket No. 11P-228, Probate Court of Davidson County, Tennessee, and of record in Instrument No. 20111014-0080201, Register's Office for Davidson County, Tennessee.

Easement granted for benefit of this tract of land for ingress, egress and parking use by the adjacent property known as Map 119-08 Parcel 46.

Tract 2:

BEGINNING at a point in the northerly margin of Glenrose Avenue, corner to James W. Baley property known as Map 119.8, Parcel No. 116;

Thence, northwardly 232.50 feet to a point;

Thence, eastwardly 50 feet to a point;

Thence, southerly 238.6 feet to a point in the northerly margin of Glenrose Avenue;

Thence, westerly with the northerly margin of said Avenue, 50 feet, more or less, to the Point of Beginning.

BEING part of the same property conveyed to W.L. Bainbridge, Jr. by Deed dated September 28, 1956 from First American National Bank of Nashville, A.B. Rodes and Patti Rodes Hart, Trustees, under an unrecorded Trust Agreement dated December 15, 1941, executed by H.E. Rodes, of record in Book 2596, Page 167, and further being divested out of W.L. Bainbridge, Jr., and vested in Barbara Lee Eatherly, Trustee, by Final Decree Confirming Sale dated January 25, 1990, of record in Book 8050, Page 283, and further conveyed to James W. Baley by Quitclaim Deed dated September 27, 1990 from Barbara Lee Eatherly, Trustee, of record in Book 8205, Page 626, Register's Office for Davidson County, Tennessee. The said James W. Baley having since died on January 22, 2011. The said property was devised to James W. Baley, Jr., by the Will of James William Baley, of record in Docket No. 11P-228, Probate Court of Davidson County, Tennessee, and of record in Instrument No. 20111014-0080201, Register's Office for Davidson County, Tennessee.

This conveyance subject to an ingress, egress and parking easement for use of property to West and adjacent to said property, and known as Map 119-08, Parcel 116.

BEING all of the same property conveyed to James W. Baley, Jr., by the Will of James William Baley, of record in Docket No. 11P-228, Probate Court of Davidson County, Tennessee, and of record in Instrument No. 20111014-0080201, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 7th day of March, 2014.

James W. Baley, Jr.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAMES W. BALEY, JR.**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 7th day of March, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this
7th day of March, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. Easement for ingress, egress and parking as stated in the Deed, of record in Book 8205, Page 626, Register's Office for Davidson County, Tennessee.