File Box 8

BILL GARRETT, Davidson County
Trans:T20140038363 DEEDWARR
Recvd: 06/02/14 14:03 2 pgs
Fees:13.00 Taxes:2016.50
20140602-0047333

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of May, 2014 by and between John F. Reeder and wife, Rebecca E. Reeder, hereinafter referred to as GRANTOR, and Jason Castellanos and Emily Castellanos, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, in the 7th Civil District, being the southerly half of Lot No. 73 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 73 fronts 50 feet on the southwesterly margin of Kenner Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to John F. Reeder and wife, Rebecca E. Reeder, sometimes also known as Rebecca H. Reeder, as tenants by the entirety by Quitclaim Deed from John F. Reeder and Rebecca E. Reeder, who acquired title as Rebecca E. Hill dated December 22, 2010 and recorded January 5, 2011 of record in Instrument No. 20110105-0001447, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to John F. Reeder and Rebecca E Hill as joint tenants with rights of survivorship by Warranty Deed from Margaret Elaine Gardner, an unmarried person dated March 29, 2002 and recorded April 1, 2002 of record in Instrument No. 20020401-0039150, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 133 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John F. Reeder

Rebecca E. Reeder

Rebecca E. Reeder

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John F. Reeder and wife, Rebecca E. Reeder, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Emily Castellanos and Jason Castellanos
133 Kenner Avenue, Nashville, TN 37205

Send Tax Statements to:

U.S. Bank N.A.
3180 Rider Trail
Earth City, MO 63045

Map & Parcel 116-03-0-082

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $545,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of May, 2014.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

14-1-137