BILL GARRETT, Davidson County
Trans: T20140057119 DEEDWARR
Recvd: 08/05/14 14:55 2 pgs
Fees: 13.00 Taxes: 647.50

20140805-0070340

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/24/17

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6433 CASTILLO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Pintz and Becky Castillo	Peoples Home Equity	073-12-003.00
2418 Wilford Drive	5205 Maryland Way	
Nashville, TN 37214	Brentwood TN 37027	

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,

MARION E. GAY AND WIFE, SHIRLEY F. GAY

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

MICHAEL PINTZ, UNMARRIED AND BECKY CASTILLO, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

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 270, SUNSET VIEW, SECTION FOUR, ADDITION TWO, as shown on plat of record in Plat Book 2854, Page 64, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marion E. Gay and wife, Shirley F. Gay by Warranty Deed from Karen L. Sorensen, unmarried, recorded on the 18th day of October, 2000 in Instrument No. 20001018-0103244, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET VIEW, SECTION FOUR, ADDITION TWO, as recorded in Plat Book 2854, Page(s) 64, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2956, Page 595 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 2418 Wilford Drive, Nashville, TN 37214

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 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 Our hand on the 29th day of July, 2014.

Marion E. Gay by: J. Carlton Drumwright, Attorney in Fact

Marion E. Gay

By: J. Carlton Drumwright, Attorney-In-Fact

Shirley F. Gay by: J. Carlton Drumwright, Attorney in Fact

Shirley F. Gay

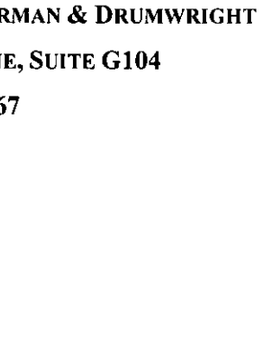
By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Marion E. Gay and Shirley F. Gay for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Marion E. Gay and Shirley F. Gay.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 2014.



Notary Public

My Commission Expires: My Comm. Expires Dec 20, 2015

File #: 14-R6433 CASTILLO

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067