Davidson County DEEDWARR
Recvd: 08/11/14 14:50 3 pgs
Fees:18.00 Taxes:536.50
20140811-0072362

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53693
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jenifer Avery 2212 Ridgecrest Drive Nashville, TN 37216	New Owner

TAX MAP-PARCEL NUMBERS: 07208016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $145,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Abell, Richard Crook and Melissa Castellano, Heirs at Law of Mary Castellano,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jenifer Avery,** R. unmarried 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 County, Tennessee, being Lot No. 122 on the Map of Dalewood, Section II, of record in Book 1835, Page 6, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to William C. Snow and wife, Mary H. Snow, by Warranty Deed from Larry L. Westbrook, Executor of the Estate of Edith S. Hunter, dated November 17, 1971 and recorded on November 23, 1971, of record in Book 4555, page 426, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9633, page 701, said Register's Office, Gertrude Snow, a/ka Mary Gertrude Snow and Mary H. Snow, surviving tenant by the entirety, conveyed her interest in subject property to William C. Snow, Jr., reserving a life estate. Subject property was further conveyed to Mary H. Castellano from William C. Snow by Quitclaim Deed of record in Book 10257, page 12, said Register's Office. The said Mary H. Snow as since died, extinguishing her life estate. Mary H. Castellano has since died. By Affidavit of Heirship of record in Doc. No. 20140624-0054956, said Register's Office, Barbara Abell, Richard Crook and Melissa Castellano were established as the heirs at law of Mary Castellano. Barbara bell was appointed Conservator of Melissa Castellano by the Seventh Circuit Court of Davidson County, Probate Division, Docket #98P-1158.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 6, said Register's Office, which Plan shows a 50 foot minimum building setback line from Ridgecrest Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 2212 Ridgecrest Drive, Nashville, Tennessee 37216

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 6th day of August, 2014.

Barbara Abell

Barbara Abell

Melissa Castellano by: Barbara Abell, Conservator

Melissa Castellano
By: Barbara Abell, Conservator

State of Maryland
County of St. Mary's

On this 6 day of August, 2014 , before me the undersigned authority, personally appeared **Barbara Abell**, 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.

PRISCILLA LABANOWSKI
NOTARY PUBLIC
ST. MARY'S COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 19, 2016

My Commission Expires: 7-19-16

Priscilla Labanowski

Notary

State of Maryland
County of St Mary's

On this 6 day of August, 2014 , before me the undersigned authority, personally appeared **Barbara Abell as Conservator for Melissa Castellano pursuant to Order by the Seventh Circuit Court of Davidson County, Probate Division, Docket #98P-1158**, 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 in the capacity thereoft, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-19-16

Priscilla Labanowski

Notary

PRISCILLA LABANOWSKI
NOTARY PUBLIC
ST. MARY'S COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 19, 2016

Richard Crook

State of MARYLAND
County of CALVERT

On this 6th day of August, 2014 , before me the undersigned authority, personally appeared **Richard Crook**, 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: 2/8/18

Notary LYNN M. TAYLOR

State of TENNESSEE
County of Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Sworn and subscribed before me this the 6 day of August, 2014

My Commission Expires: 12.18.2017

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017