WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $127,000.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 2014.

Notary Public
My Commission expires: 3/6/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nick Aranda	Gardner Financial Services dba Legacy Mutual Mortgage	147-08-0-097.00
4821 Torbay Drive	3503 Paesanos Parkway	
Nashville, TN 37211	San Antonio, TX 78231	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Del Castillo and Stacy G. Del Castillo, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas John Aranda and Brianna Marie Fish**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Beverly Heights, Section Two, of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Del Castillo and Stacy G. Del Castillo, husband and wife from Joyce Joseph, unmarried by Warranty Deed on August 8, 2008, of record in Instrument Number 20080811-0082344, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2440, Page 199, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4821 Torbay Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this August 25, 2014.

William Del Castillo

BY: William Del Castillo by Stacy G Del Castillo attorney in fact
Stacy G. Del Castillo, Attorney-in-fact

Stacy G. Del Castillo
Stacy G. Del Castillo

BILL GARRETT, Davidson County
Trans:T20140064018 DEEDWARR
Recvd: 08/28/14 13:24 2 pgs
Fees:13.00 Taxes:469.90
20140828-0078768

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, ersonally appeared **Stacy G. Del Castillo,** to me known to be the persons described in and who xecuted the foregoing instrument, and acknowledged that they executed the same for the purposes herein contained.

WITNESS my hand and Official Seal at office this August 25, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Stacy G. Del Castillo**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **William Del Castillo,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **William Del Castillo,** the bargainor(s), by the said **Stacy G. Del Castillo**, as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY