BILL GARRETT, Davidson County
Trans:T20140064798 DEEDWARR
Recvd: 09/02/14 11:05 2 pgs
Fees:13.00 Taxes:318.16
20140902-0079628

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Felipe Mandujano 4776 Bowfield Drive Antioch, TN 37013	SAME	14913005000

THIS INDENTURE, made this 28th day of August, 2014 between

Santiago Castro

of Polk County, Florida, hereinafter referred to as **Grantor**, and

Felipe Mandujano

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Debra Heights, Section III, as of record in Book 4175 Page 6, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Santiago Castro by Warranty Deed dated 7/15/03 from Kenneth Allen Gleaves and wife, Cheryl Gleaves of record in Instrument No. 20030724-0103696, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4776 Bowfield Drive, Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Santiago Castro by Rosa Isela Del Villar Castro
Attorney in Fact

Santiago Castro by Rosa Isela Del Villar Castro,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2014, before me personally appeared Rosa Isela Del Villar Castro, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Santiago Castro, and who acknowledged that he/she executed the same as the free act and deed of Santiago Castro.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of August, 2014.

_____ My Commission Expires: _____
Notary Public

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $85,989.00.

Affiant

Sworn to and subscribed before me, this 28th day of August, 2014.

_____ My Commission Expires: _____
Notary Public

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018