WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140097493 DEEDWARR
Recvd: 12/31/14 11:24 2 pgs
Fees: 13.00 Taxes: 658.23
20141231-0119180

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

State of Tennessee
County of ~~Williamson~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Francisco Castro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: Nov. 5, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francisco Castro Romero	Pinnacle Bank	12810014700
(NAME)	(NAME)	
222 Colt Dr.	150 3rd Ave., South, Suite	900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James C. Carter Jr., married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Francisco Castro Romero and Ma Del Carmen Castro, husband and wife,** 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 No. 144 on the plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made.

Being the same property conveyed to James C. Carter, Jr. by Substitute Trustee's Deed from Kelly H. Bechard, Substitute Trustee, recorded on August 8, 2014, of record in Instrument No. 20140808-0071759, Register's Office for Davidson County, Tennessee.

*Grantor hereby represents that the subject property was never occupied as his marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 222 Colt Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 my/our hands this 30th day of December, 2014.

James C. Carter Jr.

State of Tennessee
County of Williamson

Personally appeared before me James C. Carter Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2014.

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10177