WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/15 08:20 2 pgs
Fees:13.00 Taxes:481.00
20150218-0013626



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $130,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 12th day of Feb, 2015

Notary Public
My Commission expires: 11-5-2018
(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:
Kevin E. Castillo	SAME	120-05-0-183.00
333 Dunailie Court		
Nashville, TN 37217		

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, **Layton James Adkins, Jr.**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin E. Castillo**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5C23 on the plan of Glengarry Park, Section 5C, of record in Book 3500, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 5C23 fronts 110.7 feet on the easterly margin of Winthorne Drive and fronts 75.6 feet on the northerly margin of Dunailie Court, said frontage being joined by a curve having a distance of 37.5 feet and runs back 155.7 feet on the easterly line and 129.8 feet, which is a broken line, to a point of intersection.

Being the same property conveyed to L. J. Adkins and wife, Agnes Adkins by Deed from Melvin C. Barnes, unmarried on August 28, 1986 of record in Book 7052, page 28, Register's Office for Davidson County, Tennessee. Agnes Adkins having died leaving L. J. Adkins as surviving tenant by the entirety. Further conveyed to Layton James Adkins, Trustee U/A/D 3-15-97 and any amendments thereto, of record in Book 10542, page 712, said Register's Office. And further being conveyed to Layton James Adkins, Jr., unmarried by Quitclaim Deed from Layton James Adkins, Trustee U/A/D 3-15-97 and any amendments thereto, on October 25, 2007 of record in Instrument Number 20071026-0126731, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

- Subject to all matters as shown on the Plan of record in Book 3500, page 54, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1786, page 349; Book 2796, page 604; Book 3186, page 148; and Book 3613, page 464, Register's Office for Davidson County, Tennessee.
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This is improved property known as: **1304 Winthorne Drive, Nashville, TN 37217**

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 February 12, 2015.

Layton James Adkins Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Layton James Adkins, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 12, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY