WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/15 08:22 2 pgs
Fees:13.00 Taxes:444.00
20150218-0013628



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, **$120,000.00.**

LeAnn 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	175-00-0-004.00 & 175-00-0-005.00
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:

Tract 1: 12528 Old Hickory Blvd:
A tract of land in the 2nd District of Davidson County, Tennessee, beginning at a point in the center line of Hobson Road, the northwest corner of the property conveyed to H.L. McCollum and wife, by deed of record in Book 1264, page 26, Register's Office for said County, being Mrs. Davis' southeast corner; thence with the center line of said road South 1° 53' west 65 feet to a point; thence north 1° 53' east 65 feet to said Mrs. Davis' southwest corner; thence with her line, South 77° 30' east 430 feet to the beginning.

Being the same property conveyed to Layton James Adkins and wife Mary Lucille Adkins, by deed from Augusta L. Felts, on June 5, 1967, of record in Book 4283, page 696, Register's Office for Davidson County, Tennessee. And further conveyed by Final Decree of Divorce to Layton James Adkins, Jr. on May 21. 1979 of record in Book 5441, page 512, said Register's Office. Further conveyed to Layton James Adkins, Trustee U/A/D 3-15-97 and any amendments thereto, of record in Book 11459, page 32, 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 20071026-0126733, said Register's Office.

Tract 2: 12532 Old Hickory Blvd:
A tract of land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Old Hickory Blvd., or Hobson Road, at the northeast corner of the property conveyed to Lorne Huff by deed from H.L. McCollum and wife, Dora McCollum by deed of record in Book 1577, page 241; thence with Lorene Huff's north line westwardly 430 feet, more or less, to her northwest corner; thence northwardly 131 feet to the southwest corner of property conveyed to Lillie Mae Bynum by deed in Book 1684, page 291; thence with her south line, eastwardly 430 feet, more or less, to the center line of Old Hickory Blvd; thence with said Boulevard, southwardly 131 feet to the point of beginning.

Being the same property conveyed to Layton James Adkins and wife Mary Lucille Adkins, by deed from B.B. Doubleday, Jr., on July 8, 1977, of record in Book 5171, page 544, Register's Office for Davidson County, Tennessee. And further conveyed by Final Decree of Divorce to Layton James Adkins, Jr. on May 21. 1979 of record in Book 5441, page 512, said Register's Office. Further conveyed to Layton James Adkins, Trustee U/A/D 3-15-97 and any amendments thereto, of record in Book 10542, page 720, 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 20071026-0126732, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **12528 and 12532 Old Hickory Blvd, Nashville, TN 37013**

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

HALE 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