#9272

WARRANTY DEED

KASEY FIELDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dayana Castellanos	Pinnacle Bank	05207001600
(NAME)	(NAME)	
633 Center Street	150 3rd Avenue South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, **Patricia Kay Heath and Patricia Kay Heath, Successor Trustee of the Clifford O. Howard, Sr. Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dayana Castellanos, an unmarried person,** 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:

BEING Lot No. 11-A, Zone Lot Division of Lots 10, 11, and 12, on the Plan of Homeacres, of record in Plat Book 6250, Page 866, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property as conveyed to Clifford O. Howard, Sr. as Trustee of the Clifford O. Howard, Sr. Revocable Living Trust in Instrument No. 20030521-0069045 Register's Office for Davidson County, TN. The said Clifford O. Howard, Sr. died 10/15/2004, leaving Clifford O. Howard, Jr. and Patricia Kay Heath to serve as Successor Co-Trustee's. Clifford O. Howard, Jr. died on 12/27/2004, leaving Patricia Kay Heath to serve as sole Successor Trustee. Patricia Kay Heath is signing as an individual to convey any and all interest she may have in this property reference Instrument No. 20060818-0102158, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 633 Center Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150031980 DEEDWARR
Recvd: 04/28/15 09:40 2 pgs
Fees:13.00 Taxes:281.20
20150428-0037783

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 24th day of April, 2015.

Patricia Kay Heath

Patricia Kay Heath, Successor Trustee of the Clifford O. Howard, Sr. Revocable Living Trust

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Kay Heath with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Notary Public
Commission Expires: 11-21-2015

DANIEL DIGREGORIO
Notary Public, State of Texas
My Commission Expires
November 21, 2015

STATE of Texas
COUNTY OF Harris

On this 24 day of April, 2015, before me, personally appeared Patricia Kay Heath as Successor Trustee of the Clifford O. Howard, Sr. Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument, and Who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC
My Commission Expires: 11-21-2015

DANIEL DIGREGORIO
Notary Public, State of Texas
My Commission Expires
November 21, 2015

File No.: 9272