BILL GARRETT, Davidson County
Trans:T20150063178 DEEDWARR
Recvd: 07/31/15 12:50 3 pgs
Fees:18.00 Taxes:536.50
20150731-0075795

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2015.

Notary Public
My commission expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

05-1506-66610

Address of New Owner:	Send Tax Bills to:	Tax Information:
Guadalupe Silva Castro 279 Bell Road Nashville TN 37217	owner of property address	149-04-0-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony Douglas Julian, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Guadalupe Silva Castro, a single woman**, hereinafter called the Grantees, their successors 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. 305, on the Plan of Section Five, Edge-O-Lake Estates (erroneously referenced in prior deed as Edge-O-Lake Subdivision), of record in Book 3500, Page 126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Douglas Julian, an unmarried person by deed from Kerwin Utley and Bennie Utley, dated August 30, 2012, recorded September 10, 2012, of record in Instrument No. 20120910-0081955, Register's Office for Davidson County, Tennessee.

Justin Julian, spouse of Anthony Douglas Julian, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 279 Bell Road, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of July, 2015.

Anthony Douglas Julian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anthony Douglas Julian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

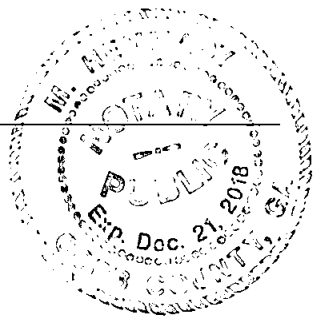
Witness my hand in Hermitage, TN, this 24th day of July, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

WITNESS my hand this 24 day of July, 2015.

Justin Julian



STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Justin Julian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Marietta, GA, this 24 day of July, 2015.

Notary Public

My Commission expires: Dec. 21st 2018