B0L36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Ryan Bugbee	Primary Residential Mortgage, Inc.	
(NAME)	(NAME)	
604 Lake Terrace Drive	1480 North 2200 West, MAC 1003	13614003900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Angelo M. Crespo and Wife, Catalina Crespo**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher Ryan Bugbee and Susana Herrara Hurtado, joint tenants**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 39, on the Plan of Section 1,Castlegate Subdivision, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angelo M. Crespo and wife, Catalina Crespo by Warranty Deed from Frank E. Martin and wife, Carol A. Martin, dated 04/11/1980, recorded 07/12/1985 of record in Book 6604, Page 922, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 4649, Page 295, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance recorded of record in Book 4868, Page 701, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

BILL GARRETT, Davidson County
Trans: T20150067310 DEEDWARR
Recvd: 08/12/15 13:45 2 pgs
Fees: 13.00 Taxes: 627.15
20150812-0080784

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is Improved ☑ property, known as 604 Lake Terrace Drive, Nashville, TN 37217

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 7th day of August, 2015.

Angelo M. Crespo

Catalina Crespo

State of Florida
County of Volusia

Personally appeared before me Angelo M. Crespo and Catalina Crespo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2015.

Notary Public Nancy Wheeler
My Commission Expires: 4/22/17

NANCY WHEELER
MY COMMISSION # FF 001503
EXPIRES: April 22, 2017
Bonded Thru Budget Notary Services

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122