BILL GARRETT, Davidson County
Trans:T20150105768 DEEDWARR
Recvd: 12/15/15 11:21 2 pgs
Fees:13.00 Taxes:814.00
20151215-0125964

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kathryn Castellon and Diego Castellon	new owner	133-07-0-013.00
3311 Colby Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

J Phive Developments, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kathryn Castellon and Diego Castellon, wife and Husband,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Revised Parma Heights,(erroneously referred to as Farms Heights in prior deed) Section II, of record in Plat Book 2083, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 144.66 feet on the Westerly side of Colby Drive, and runs back between lines, 221.3 feet on the Northerly side and 267.9 feet on the Southerly side to a line in the rear on which it measures 189.8 feet thereon.

Being the same property conveyed to J Phive Developments, LLC by Warranty deed from Capital Journey, LLC of record in Instrument No. 20150312-0021161 Register's Office for Davidson County, Tennessee, dated March 10, 2015 and recorded on March 12, 2015.

This is improved property known as **3311 Colby Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 2083, Page 71, Easement(s) as set forth in instrument of record in Book 2153, Page 14, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3924, Page 522, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of December, 2015.

J Phive Developments, LLC

By: _____
Jared Sciullo, Member

By: _____
Jenny Sciullo, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jared Sciullo and Jenny Sciullo, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above and who further acknowledged that they are both Members of J Phive Developments, LLC and that they are authorized by J Phive Development, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 10th day of December, 2015.

_____
Notary Public
My Commission Expires: 10/2/15

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 150406
8119 Isabella Lane, Ste 104
Brentwood, TN 37027