BILL GARRETT, Davidson County
Trans:T20160009305 DEEDWARR
Recvd: 02/03/16 11:03 2 pgs
Fees:13.00 Taxes:543.90
20160203-0010504

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:

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

file # 10209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Cavopol	NEW OWNER	095010044.00
(NAME)	(NAME)	
2137 Guaranty Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(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/WE, **Michael M. Castellarin, Public Trustee and Michael M. Castellarin Trustee for the Dorothy S. Pugh Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Allison Cavopol and Thomas Luck, as tenants in common*,** 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:

*With right of survivorship

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Donelson Hills Subdivision of record in Book 2331, Page 23, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bobby Pugh and wife Dorothy S. Pugh , of record in Book 7341, page 40, said Register's office. Bobby Pugh and wife Dorothy S. Pugh having conveyed a 1/4 undivided interest to Evelyn Adean Alley of record in Book 11657, Page 197. Bobby Pugh having since died as evidenced by Probate File 99P1763. Dorothy S. Pugh having since died testate and The Last Will and Testament of Dorothy recorded in Probate File 13P2016, Probate Court, Davidson County, Tennessee. Evelyn Adean Alley a/k/a Evelyn Adean Kelly having since died and her Estate administrated under Probate File 07P660, Probate Court Clerk's Office doe Davidson County, Tennessee. By court order filed 12/15/2015 in Docket #15P-82, it was ordered foe Michael M. Castellarin, as Public Trustee and a Trustee for the Dorothy S. Pugh, Trust to convey title to the grantee in this deed, reference Instrument NO. 20160203-0010503

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

unimproved ☐

This is improved ☑ property, known as 2137 Guaranty Dr., Nashville, TN 37214
(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 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 13th day of January, 2016.

Dorothy S. Pugh Trust

Trustee
By: Michael M. Castellarin, Trustee

Public Trustee
Michael M. Castellarin, Public Trustee

State of ~~Tennessee~~ DAVIDSON
County of

On this the 13th day of January, 2016, before me, personally appeared Michael M. Castellarin, as Trustee and as Public Trustee of The Dorothy S. Pugh Trust to me know to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his/her free act and deed.

WITNESS my hand and seal this 13th day of January, 2016.

Notary Public
My Commission Expires: 1-6-19

File No.: 10209

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY