Davidson County DEEDWARR
Recvd: 05/23/16 14:03 3 pgs
Fees:18.00 Taxes:980.50
20160523-0051443

WARRANTY DEED

RETA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$265,000.00.**

Shelli Jenkins
Affiant

Subscribed and sworn to before me this 18th day of May, 2016

Notary Public Reta B. Mitchell
My Commission expires: 3-31-2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Claudia Elena Ramirez Bustamante	OWNER	120-09-0-026.00
804 Currey Road	Same as OWNER	
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin Castillo**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Claudia Elena Ramirez Bustamante**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 150 on the plan of Glengary Park, Section One, of record in Book 2663, page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Castillo, from Wayne Hackney and Linda Hackney, husband and wife, by deed on June 9, 2015, of record in Instrument Number 20150610-0054426, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2663, page 72, Register's Office Davidson County, Tennessee.
- Easement as set forth in instrument recorded in Instruement Number 20010731-0080803, Register's Office for Davidson County, Tennessee.

This is improved property known as: **804 Currey Road, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 18, 2016.

Kevin Castillo
Kevin Castillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Castillo** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 18, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Melissa Butchko-Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Butchko-Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Melissa Butchko-Turecki** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: 3/31/2020



SEAL