BILL GARRETT, Davidson County
Trans:T20160049224 DEEDWARR
Recvd: 06/10/16 09:33 2 pgs
Fees:13.00 Taxes:223.85
20160610-0058818

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2016.

Notary Public
My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Castillo 333 Dunailie Ct Nashville, THN 37217	New Owner	043-13-0-107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean Trustee of The Maple Street Trust** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kevin Castillo,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, Block C on the Plan of Forest Park Subdivision at Madision Tennessee of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lena I. Butts, an individual by Special Warranty deed from Associates Financial Services Company, Inc. a/k/a Associates Financial Services, Inc., a corporation of record in Instrument No. 20010717-0075794 Register's Office for Davidson County, Tennessee, dated July 13, 2001 and recorded on July 17, 2001. Being the same property further conveyed to The Maple Street trust by Deed from Lena Butts dated May 18th, 2016 and filed for record in Inst No. 20160602 0055875 Register's Office of Davidson County, Tennessee.

This property is improved property known as 307 Maple Street, Madison, TN, 37115

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 2nd day of June, 2016.

The Maple Street Trust

By: _____
Amanda Dean

Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Trustee of The Maple Street Trust** the bargainor(s), 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 as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 2nd day of June, 2016.

_____
Notary Public

My Commission expires: 5-5-19

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

FILE NO: 2016054491