# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 2-5-2018

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Roberto C. Castillo | Highlands Residential Mortgage | 181030A11600CO |
| (NAME) | (NAME) | |
| 6976 Calderwood Dr. | 12001 N. Central Expressway, Suite 750 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Dallas, TX 75243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 07/07/16 15:40 3 pgs
Fees:18.00 Taxes:987.53
**20160707-0069777**

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Craig A. Cawthorne, Sr. and wife, Renee M. Key, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roberto C. Castillo, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN LOT NO. 116, ON THE PLAN OF SECTION FIVE, INDIAN CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT 20030424-0055115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CRAIG A. CAWTHORNE, SR. & WIFE, RENEE M. KEY BY DEED DATED 05/28/2013 FROM JASON UNDERWOOD AND STEPHANIE UNDERWOOD OF RECORD IN INSTRUMENT NO. 20130528-0053484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 6976 CALDERWOOD DRIVE, ANTIOCH, TN 37013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 6976 Calderwood Dr. | Antioch | TN | 37013 | |
| | | (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 our hands 07/01/16.

Craig A. Cawthorne, Sr.

Renee M. Key

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Craig A. Cawthorne, Sr. Renee M. Key with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 07/01/16.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: Comm. Exp. 3-6-2018

# True Copy Certification

I, Dellana Lowhorn, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires
Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018