File Box B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067002 DEEDWARR
Recvd: 08/03/16 15:03 2 pgs
Fees:13.00 Taxes:543.90
20160803-0080450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 3, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leopoldo A. Castro	CMG FINANCIAL	
(NAME) 1957 Nashboro Boulevard	(NAME) 3160 CROW CANYON ROAD, SUITE 400	135-12-C/21.00 CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CRAIG J. CIALI, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEOPOLDO A. CASTRO,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 21 on the plan of a Horizontal Property Regime Plat, Nashboro Village - Tract 13, of record as Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan being hereby made for a more complete description thereof.

Being the same property conveyed to Craig J. Ciali, a single man by deed from Gallardia Properties, LLC, a Tennessee limited liability company, dated March 30, 2006, of record in Instrument No. 20060331-0036963, Register's Office for Davidson County, Tennessee.

Jennifer G. Ciali joins in executing this deed, conveying any marital interest she may have in said property.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20021230-0161681, said Register's Office; and restrictive covenants of record in Instrument Nos. 20021211-0152726 and 20031008-0149209, said Register's Office.

unimproved
This is improved x property, known as 1957 Nashboro Boulevard, Nashville, TN 37217
(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 hand this 2nd day of August, 2016

CRAIG J. CIALI

JENNIFER G. CIALI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig J. Ciali and Jennifer G. Ciali, 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.

Witness my hand and official seal at Nashville, Tennessee this 2 day of August, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public