Davidson County	DEEDWARR
Recvd: 08/11/16 10:32	3 pgs
Fees:18.00 Taxes:222.00	
20160811-0083559	

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Hector Castillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2016

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: 4-20-19

(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hector Castillo	OWNER	164-00-0 179.00
(NAME)	(NAME)	
12357 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Donald L Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hector Castillo and Clara Cordero-Castillo, husband and wife,** 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:

Land in the 2nd, formerly the 3rd, District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, August 30, 1967, as follows:

Beginning at a point on the southerly margin of Old Hickory Blvd., 620.0 feet from the northeast of the property conveyed to Anne Bell Whitley Reaves by deed fro J.E. Hill and wife, of record in Book 1637, Page 291, Register's Office for Davidson County, Tennessee, thence south 23 degrees 50' east 90.0 feet to an iron pin; thence 66 degrees 10' east 10.0 feet to an iron pin; thence south 23 degrees 10' east 250.0 feet to an iron pin in the southerly margin of Old Hickory Blvd.; thence along southerly margin of Old Hickory Blvd., south 66 degrees 10' west 100.0 feet to the point of beginning, containing 1.62 acres, more or less.

Being the same property conveyed to Donald L Smith and wife, Norma F. Smith by deed of record in Book 10562, Page 393, Register's Office for Davidson County, Tennessee. The said Norma F. Smith having since died June 2, 2015.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 12357 Old Hickory Boulevard, 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 my/our hands this 10th day of August, 2016.

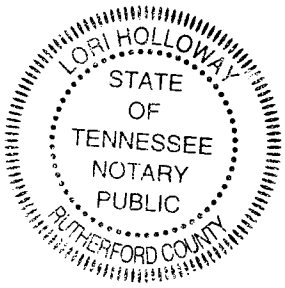
Donald L Smith

State of ~~Florida~~ Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Donald L. Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2016.

Lori Holloway
Notary Public
My Commission Expires: 4-20-19



File No.: 20887

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

