28749-8 Box 14

BILL GARRETT, Davidson County
Trans:T20160074306 DEEDWARR
Recvd: 08/25/16 12:24 2 pgs
Fees:13.00 Taxes:906.50
20160825-0089053

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of August, 2016

Notary Public
Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruth Collins 1424 Sevier Court Nashville, TN 37206	Farmington Mortgage, a Div of CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	094-01-0-306.00

WARRANTY DEED

FOR AND IN 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/WE,

Nicholas A. Castro and Winona R. Dimeo-Ediger

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruth Collins, a single woman and Dennis Herbert Collins, a single man, as Joint Tenants with Right of Survivorship

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 Davidson County, Tennessee, being Lot No. 122 on the Plan of Shelby Village No. Two of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Nicholas A. Castro and Winona R. Dimeo-Ediger, by Warranty Deed from Shannon Sisk and husband, Jackson Sisk, dated 4/8/14 and recorded 4/11/14 in Instrument No. 20140411-0030410, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1424 Sevier Court, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of August, 2016.

Nicholas A. Castro by Adrian Singleton, Attorney-in-fact
Nicholas A. Castro

Winona R. Dimeo-Ediger by Adrian Singleton, Attorney-in-fact
Winona R. Dimeo-Ediger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Adrian Singleton,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Nicholas A. Castro and Winona R. Dimeo-Ediger** and acknowledged that they executed the same as the free act and deed of the said **Nicholas A. Castro and Winona R. Dimeo-Ediger,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20160825-0089052, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 22nd day of August, 2016.

NOTARY PUBLIC

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/20