Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 11222

BILL GARRETT, Davidson County
Trans: T20160086672 DEEDWARR
Recvd: 10/03/16 11:31 2 pgs
Fees: 13.00 Taxes: 669.70
20161003-0103915

{ ADDRESS NEW OWNER:	{SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Wesley Ross & Emily Ross	{ US Bank Home Mtg	}02100025700 }
{3325 Aspen Grove Drive, Ste. 104	{7601 Penn Ave S Ste A1}	}
{Franklin, TN 37067	{Richfield MN 55423 }	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael M. Castellarin, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Wesley Ross and Emily Ross, husband and wife (The "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Potter Estates, Section 1, of record in Book 5050, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Castellarin and Marcie Castellarin by deed from Stacey Michelle Harper Moor and Tammy Ladora Harper, Co-Executrix of the Estate of Betty Jean Harper, of record in Instrument Number 20021127-0147079 and further conveyed to Michael M. Castellarin by Quitclaim Deed from Marcie Castellarin of record in Instrument Number 20150213-0013566, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 5087 Rawlings Road, Joelton, Tennessee 37080.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All matters as shown on record in Plat Book 5050, page 6, said Register's Office for Davidson County, Tennessee.
3. Easement for Private Water Service Loan recorded in Book 6434, page 607, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $181,000.00.
(
(
(Subscribed and sworn to before me
(this 29th day of September, 2016.
(
(My Commission Expires: _____

Affiant

Notary Public

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor is covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 29th day of September, 2016.

Michael M. Castellarin

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael M. Castellarin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of September, 2016.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY