Davidson County DEEDWARR
Recvd: 12/13/16 12:21 3 pgs
Fees:18.00 Taxes:2553.00
20161213-0130634

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

167207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Castro Family Living Trust dated June 21st, 2004	Wells Fargo Bank NA	18100020900
(NAME) 6301 Pettus Rd	(NAME) Wells Fargo Document Management MAC X9999-016, 2701 Wells Fargo Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Ninety Thousand And No/100 Dollars ($690,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Barton Stump and wife, Jennifer R. Stump**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dustin James Castro and Melissa Mia Castro, trustees of the Castro Family Living Trust dated June 21st, 2004**, 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, TN, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated July 13, 1993, and known as Job No. 930091, more particularly described as follows:

Beginning at an iron pin in the center of a 50ft. ingress-egress and utility easement, said point of beginning being 1151.06 northerly, as measured along the centerline of the said easement from the northerly margin of Pettus Road, said point of beginning also being the NW corner of Tract 2 of the J.D. Stevens Pettus Road division and the SW corner of the herein described Tract 3 of said division, said point of beginning also being in the easterly line of Tract 18 of said division, thence with the center of the said 50 ft. joint use ingress-egress and utility easement and with the easterly line of said Tract 18 of said Steven Pettus Road division and with a curve to the left having a radius of 1,200.46 ft. and a long chord of 345.98 ft., said chord having a bearing for N 04 deg. 06' 42" W, a distance along the curve of 347.04 ft. to an iron pin; thence leaving the center of the said 50ft. joint use ingress-egress and utility easement and with the southerly line for Tract No. 4 of the J. D. Stevens Pettus Road division S 86 deg. 00' 50" E 696.00 ft. to an iron pin; thence leaving Tract No. 4 of said Stevens Pettus Road division S 02 deg. 50' 24" W 325.46 ft. to an iron pin; thence with the northerly line of the Truman Setliffe property, of record in Book 8623, page 163, RODC, TN; N 86 deg. 40' 29" W 200.00 ft. to an iron pin; thence with the northerly line of Tract No. 2 of said J.D. Stevens Pettus Road division N 87 deg. 53' 07" W 454.11 ft. to the point of beginning, containing 5.10 acres, more or less.

Being the same property conveyed to William Barton Stump and wife, Jennifer R. Stump by Warranty Deed from Brian C. Sullivan, a married person dated March 9, 2004 and recorded March 17, 2004 as Instrument No. 20040317-0030189, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6301 Pettus Rd, Antioch, TN 37013

File Number: FRN-167207FC

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, has 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 this the 9th day of December, 2016

William Barton Stump

Jennifer R. Stump
By Donny Norman Biggs as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William Barton Stump, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Donny Norman Biggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer R. Stump, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Jennifer R. Stump, for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-167207FC

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018