BILL GARRETT, Davidson County
Trans:T20170007108 DEEDWARR
Recvd: 01/25/17 10:10 2 pgs
Fees:13.00 Taxes:1095.20

20170125-0008033

WARRANTY DEED

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020
(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).
Carla Sue Woods	New Owner	061 01 0 029.00
(NAME)	(NAME)	
603 Lemont Dr.	213 Whorley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Six Thousand And No/100 Dollars ($296,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Miah R. Castillo, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carla Sue Woods, a single woman,** 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. 177 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Miah R. Castillo, unmarried by Warranty Deed from Franklin Funding, Inc. dated September 25, 2009 and recorded September 29, 2009 in Instrument No. 20090929-0090228, 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 603 Lemont Dr., Nashville, TN 37216

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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 20th day of January, 2017

Miah R. Castillo

Miah R. Castillo

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Miah R. Castillo, an unmarried woman, 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 20th of January, 2017.

Notary Public

My Commission Expires:

(SEAL) 3/6/18

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

File Number: FRN-168068SSO