RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168399

Davidson County DEEDWARR
Recvd: 01/30/17 11:13 3 pgs
Fees:18.00 Taxes:1073.00
20170130-0009557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2017.

NOTARY PUBLIC

My commission expires 1-8-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

FRN - 168399

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Cureno Castillo 6937 Scarlet Ridge Drive Brentwood, TN 37027	Same address as new owner	181 10 0A 155.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JAMES MITCHELL TENPENNY III, AN UNMARRIED MAN AND DEBRA HILLEY TENPENNY, AN UNMARRIED WOMAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CARLOS CURENO CASTILLO, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 409, on the Plan of Phase Four, Autumn Oaks Subdivision, as of record in Instrument No. 20020523-0062993 and surveyor's certificate of correction of record as Instrument No. 20030110-0004644 (shown incorrectly on prior deed as 2003110-0004644), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Mitchell Tenpenny III, an unmarried man and Debra Hilley Tenpenny, an unmarried woman, by Warranty Deed from Kim Loan-Vo, married (joined by spouse Stephen K. Jones), dated 3/12/2015, recorded 3/17/2015, of record in Instrument No. 20150317-0022694, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 6937 Scarlet Ridge Drive, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Plan of Phase Four, Autumn Oaks Subdivision, as of record in Instrument No. 20020523-0062993 and surveyor's certificate of correction of record as Instrument No. 20030110-0004644 (shown incorrectly on prior deed as 2003110-0004644); to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 26th day of January, 2017.

JAMES MITCHELL TENPENNY III

DEBRA HILLEY TENPENNY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

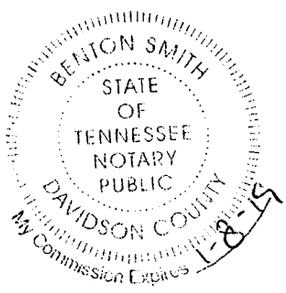
Personally appeared before me, a Notary Public, James Mitchell Tenpenny III and Debra Hilley Tenpenny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of January, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19



True Copy Certification

I Shelly M. Smith, 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.

Shelly M Smith

State of Tennessee/County of Willamson SS:

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

Rebecca Kroger Commission Expires 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020