(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014915 DEEDWARR
Recvd: 02/21/17 09:12 2 pgs
Fees:13.00 Taxes:2072.00

20170221-0016963

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos Sanchez Anthony Amico	Carlos Sanchez and Antony Amico	131013a00100co
(NAME)	(NAME)	
2258 Castleman Drive	106 Smokeride Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Hendersonville Tn 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joshua Malnofski,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carlos Sanchez, married and Anthony Amico, married, as Tenants in Common,** 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 Unit "A" as established by Declaration of Covenants, Conditions, and Restrictions for the Cottages at 2258 Castleman Drive, a Horizontal Property Regime with Private Elements of record in Instrument recorded in 20160719-0074264, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Joshua Malnofski, by deed of record in Instrument NO. 20160714-0072216 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2258 Castleman Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hands this 17th day of February, 2017.

Joshua Malnofski

State of Tennessee
County of Williamson

Personally appeared before me Joshua Malnofski, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of February, 2017.

Notary Public
My Commission Expires: _____

File No.: 11694

