WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170025678 DEEDWARR
Recvd: 03/27/17 13:46 2 pgs
Fees:13.00 Taxes:481.00
20170327-0029694

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

LARA L. MILLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles M. Newbern	SunTrust Mortgage, Inc.	MAP 95-4 Parcel 129.00
(NAME)	(NAME)	
108 Drennan Lane	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086	Richmond, VA 23224	
(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, We,Cecil K Casto, married and Sister, Sandra K. Barry, unmarried , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles M. Newbern, an unmarried man,** 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. 71 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office office for Davidson County, Tennessee, further described as follows:

Said Lot No. 71 Fronts 75 feet on the westerly side of Blanchard Place and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Cecil K Casto, married and Sister, Sandra K. Barry, married by quitclaim deed from Edna T. Castro, now known as Edna T. Qualls, Married, filed for record on August 28th, 2008 in Instrument No. 200808828-008403, Register's Office for Davidson County, Tennessee. The said Sandra K. Barry is no longer married.

unimproved ☐

This is improved ☑ property, known as 210 Blanchard Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

This property is not a marital residence of the Grantors and as such is not subject to any homestead dower or other marital interest..

Witness my/our hands this 23rd day of March, 2017.

Cecil K Casto
Cecil K Casto

Sandra C. Barry
Sandra C. Barry

State of Tennessee
County of Davidson

On this 23rd day of March, 2017, before me, a Notary public in and for said County and State, personally appeared Cecil K. Casto and Sandra C. Barry, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 37598

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017