Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 01/17/21
(AFFIX SEAL)

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170064515 DEEDWARR
Recvd: 07/27/17 11:26 2 pgs
Fees: 13.00 Taxes: 1054.50
20170727-0076152

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Antonio Espinosa Ginic	New Owner	159-06-0B
(NAME)	(NAME)	(MAP)
1602 Windy Ridge Dr.	111 Acklen Park Dr. #209	003.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Castle Contractors LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Martin Antonio Espinosa Ginic and Silvia Daniela Potenziani Pradella, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Voce, Phase 1-A of record in Plat at Instrument No. 20140819-0074937 and Surveyor's Certificate of Correction recorded on January 05, 2017 in Instrument No. 20170105-0001613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Castle Contractors, LLC, a Tennessee limited liability company by Special Warranty Deed from Voce development Company, LLC, a Tennessee liability company of record in Instrument No. 20170328-0030028 Register's Office for Davidson County, Tennessee.

Being also known as 1602 Windy Ridge Drive, Brentwood, Tennessee 37027.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (XX) unimproved ( ) improved property, known as: 1602 Windy Ridge Dr., Brentwood, Tennessee

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 hand(s) this 26th day of July, 2017.

Castle Contractors LLC

By: _____
Alan Looney, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alan Looney with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Castle Contractors LLC, the within named bargainer, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Alan Looney as such Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of July, 2017.

_____
Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY