This Instrument Prepared ~~by and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-WB-17-124

Bill Garrett Davidson County
Batch# 7038 **DEEDWARR**
10/03/2017 11:00:10 AM 2 pgs
Fees: $13.00 Taxes: $747.40

20171003-0101166

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $202,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/20

Subscribed and sworn before me this the 29th day of September, 2017.

Notary Public
My commission expires: 07/06/20

WARRANTY DEED

Address of New Owner:
Alexander Castro
124 Commerce Street
Old Hickory, TN 37138

Send Tax Bill to:
new owners

Tax Information:
064-09-0B-002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXANDER MEJIA CASTRO AND JANAE ELIZABETH CASTRO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, Homes at 4114 Church Street, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20170329-0030683, as amended by First Amendment of record in Instrument No. 20170525-0052376, 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 a part of the same property conveyed to Corey E. Streeter and Kristin Streeter, husband and wife and Raymond Edmond Perryman, a married person, as tenants in common with rights of survivorship by Warranty deed from Angela Barnes, a single woman of record in Instrument No. 20130304-0021257 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 4, 2013.

Being the same property conveyed to Corey E. Streeter and Kristin Streeter, husband and wife by Quitclaim deed from Raymond Edmond Perryman, a married person of record in Instrument No. 20170329-0030684 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on March 29, 2017.

Being the same property conveyed to Music City Handymen, LLC by Quitclaim deed from Corey E. Streeter and Kristin Streeter, husband and wife of record in Instrument No. 20170329-0030685 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on March 29, 2017.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 124 Commerce Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of September, 2017.

Music City Handymen, LLC

By: J. Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally J. Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, Music City Handymen, LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said J. Scott Sherrod as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 29th day of September, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY