Bill Garrett Davidson County
Batch# 22265 DEEDWARR
11/06/2017 09:27:28 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20171106-0113488

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHANIE MAY CASTERA, ET VIR	new owner	**129-15-0-139.00**
(NAME) **822 PERCY WARNER BLVD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GARY J. HINES, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF MORRIS E. HINES AND EXECUTOR OF THE ESTATE OF MORRIS E. HINES,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE MAY CASTERA AND LUIS ARMANDO CASTERA VELEZ, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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. 10 on the Final Plat of Warner Glen Subdivision, of record in Plat Book 9700, Page 67, 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 Morris E. Hines from Gillespie Builders, Inc. by deed dated October 2, 1996, of record in Book No. 10221, Page 468, Register's Office for Davidson County, Tennessee. The said Morris E. Hines having since died February 2, 2017, his Last Will and Testament leaving his brother Gary J. Hines as the sole devisee. See Order of Probate Docket No. 17P-307, in the Seventh Circuit Court of Davidson County, Probate Division.

This conveyance is subject to matters shown on the Plan of record in Plat Book 9700, Page 67; Easements of record in Book 4503, Page 923, and Book 6145, Page 329; Restrictive Covenants of record in Book 10000, Page 859, Book 3502, Page 153, and Book 2703, Page 208; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **822 PERCY WARNER BLVD., NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 41-FC17822

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; 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 hand this 1st day of November, 2017.

GARY J. HINES

Gary J. Hines Executor f/a/l estate of Morris E. Hines

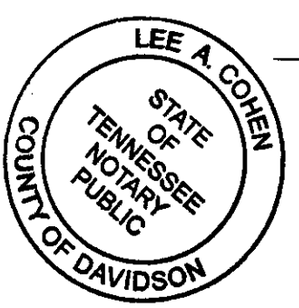
GARY J. HINES, EXECUTOR OF THE ESTATE OF MORRIS E. HINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary J. Hines, Individually and as Executor of the Estate of Morris E. Hines**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of November, 2017.

My commission expires: **November 5, 2018**



Lee A. Cohen

Notary Public