Bill Garrett Davidson County
Batch# 31510 DEEDWARR
11/29/2017 03:24:11 PM 3 pgs
Fees: $18.00 Taxes: $882.45
20171129-0121912

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
TONY CASTILLO AND
JANET BROWN
2925 WILFORD PACK DR
ANTIOCH, TN 37013

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BR-17-2925

MAP AND PARCEL 150060153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 ($238,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, **EDITH C. ~~HEARLD~~ HERALD**, an unmarried woman, have this day bargained and sold and by these presents do hereby transfer and convey unto **JANET BROWN, UNMARRIED AND TONY CASTILLO, UNMARRIED,** as tenants in common, with right of survivorship, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot #46 on the Plan of Revised West Lake Subdivision of record in Plat Book 6250, page 785, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed to J. C. Herald, Jr. And wife, Edith C. Herald by deed from James E. Cary of record in Book 7908, page 57, in the Register's Office of Davidson County, Tennessee. The said J. C. Herald, Jr. died January 18, 2004, leaving Edith C. Herald as sole owner.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered EXCEPT for 2017 real estate taxes, which are to be pro-rated and assumed by the GRANTEES, and applicable zoning and building regulations.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title unto the said GRANTEES, their

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22 day of November, 2017.

Edith C Herald By Deborah Harp Attorney-in-Fact

EDITH C. HERALD BY DEBORAH HARP, ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. 201711140117146, RODCT.

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH HARP, to be the person who executed the foregoing instrument on behalf of EDITH C. HERALD and acknowledged that she executed the same as the free act and deed of the said EDITH C. HERALD.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 22 day of November, 2017.

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-21-2020

OATH

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is $238,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 22nd day of November, 2017.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020