WARRANTY DEED

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$155,000.00~~

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2017

_____
Notary Public

MY COMMISSION EXPIRES: 2-25-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ana A. Castellanos	Dovenmuehle Mortgage	59-10-56
(NAME)	(NAME)	
742 Rowan Drive	1 Corporate Drive, Ste 360	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lake Zurich, IL 60047	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172899

For and 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, DORIS R. GILL, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ANA A. CASTELLANOS RUBIO, MARRIED**, 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. 300, Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 80 feet along the northwesterly margin of Rowan Drive and runs back 162.7 feet on its northeasterly line and 89.65 feet on its southwesterly line to a broken line in the rear measuring 109.3 feet thereon.

Being the same property conveyed to Doris R. Gill and son, Anthony O. Bright by deed from James T. McClain and wife, Elnora B. McClain, dated July 14, 1972, of record in Book 4619, page 274, Register's Office for Davidson County, Tennessee. The property was further conveyed to Doris R. Gill by deed from David C. Rutherford, Trustee, dated September 24, 1986, of record in Book 6990, page 441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3700, page 88, Register's Office for said County; and (b) Restrictions of record in Book 4062, page 443, amended in Book 4081, page 854, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 742 Rowan Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Bill Garrett Davidson County
Batch# 32267 **DEEDWARR**
12/01/2017 10:44:39 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20171201-0122729

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT7191

Witness my hand this 20th day of November, 2017

Doris R. Gill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Doris R. Gill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of November, 2017.

Notary Public
My Commission Expires: 3/23/21

