THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214894**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $392,500.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2018. Notary Public My Commission Expires: 10/23/2019

ELIZABETH LEVSEN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 10-23-2019

Bill Garrett Davidson County
Batch# 66566 DEEDWARR
03/08/2018 11:24:02 AM 2 pgs
Fees: $13.00 Taxes: $1,452.25
20180308-0021961

WARRANTY DEED

~~Sun~~

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenny E. Bifano 2716 SHARONDALE COURT Nashville TN 37215-1210	~~New Owner~~ SunTrust Mortgage, Inc. 1001 Semmes Ave. Richmond, VA 23224	Tax Parcel ID No. 117-03-079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy L. Castrillo and husband, Victor A. Castrillo, II** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jenny E. Bifano, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Map of Hillsboro Circle of record in Plat Book 1130, Page 15, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Amy L. Castrillo and husband, Victor A. Castrillo, II by Warranty Deed from Susan L. Masterson, recorded on the 31st day of December, 2012 in Instrument No. 20121231-0120671, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO CIRCLE, as recorded in Plat Book 1130, Page(s) 15.

This is improved property located at 2716 SHARONDALE COURT Nashville, TN 37215-1210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2018.

Amy L. Castrillo By James Landers Attorney-in-Fact
Amy L. Castrillo
By: James Landers, Attorney-in-Fact

Victor A. Castrillo II
Victor A. Castrillo II By: James Landers, Attorney-in Fact.
By: James Landers, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Landers,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Amy L. Castrillo and Victor A. Castrillo, II,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of March 2018.

Kate Rosenthal
Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018