Bill Garrett Davidson County
DEEDWARR
Batch# 84293 2 pgs
04/24/2018 01:44:42 PM
Fees: $13.00 Taxes: $3,144.63
20180424-0038574

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $849,900.00.

Angie Hooguhside
Affiant

Subscribed and sworn before me this the 20th day of April, 2018.

Notary Public
My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rebecca McKelvey Castaneda & David Ricardo Castaneda 1014 B Gale Lane Nashville, TN 37204	new owner	118-05-0U 002.00 CO

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, PROGRESSIVE DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to REBECCA MCKELVEY CASTANEDA AND DAVID RICARDO CASTANEDA, WIFE AND HUSBAND, 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 No. B on the Plan of Homes at 1014 Gale Lane, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170426-0040820, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Progressive Development, LLC by deed from Mary M. Sanford, an unmarried person, of record in Instrument No. 20170426-0040819, dated 04/25/2017, Register's Office for said County.

Also being a portion of the same property conveyed to Mary M. Sanford, an unmarried person, by deed from Mary M. Sanford, Administratrix of the Estate of John Sanford of record in Instrument No. 20030620-0085921, dated 05/19/2003, Register's Office for said County.

Also being a portion of the same property conveyed to John Sanford, a married person, by deed from Marie S. Pybas, an unmarried person, of record in Book 9772, page 945, dated 08/28/1995, Register's Office for said County.

John Sanford having passed away December 23, 2002 leaving Mary M. Sanford as his surviving spouse and sole beneficiary of his intestate estate, Davidson County Probate # 03P-338.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1014 B Gale Lane, Nashville, TN 37204.

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 20th day of April, 2018.

Progressive Development, LLC

By: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, 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 member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Harold Johnson as such member.

Witness my hand and official seal this 20th day of April, 2018.

My Commission Expires:
9-10-2018

_____
Notary Public

