Bill Garrett Davidson County
Batch# 97547 DEEDWARR
05/29/2018 10:19:39 AM 2 pgs
Fees: $13.00 Taxes: $1,561.40
20180529-0050787

DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0817

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson EW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2018

E. Mannix
Notary Public
Commission Expires: 1-8-2019

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matt Solima 146 Gale Park Lane Nashville, TN 37204	New Owner	118-060D-030.00-CO

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/WE,

Rebecca K. McKelvey Castaneda and David Castaneda

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matt Solima

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 Unit 30, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee, to which reference is hereby made; the plat attached as an Exhibit thereto, and the By-Laws appended to said Declaration, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being the same property conveyed to Rebecca K. McKelvey, a single person by Warranty deed from Gale Park, LLC of record in Instrument No. 20131206-0124431 Register's Office for Davidson County, Tennessee, dated December 03, 2013 and recorded on December 06, 2013.

Rebecca K McKelvey having since married David Castaneda and is now known as Rebecca K McKelvey Castandeda.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 146 Gale Park 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 and assigns forever; and we so 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, unless otherwise herein set out; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24 day of May, 2018.

Rebecca K. McKelvey Castandeda

Rebecca K. McKelvey Castandeda

David Castaneda

David Castaneda

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Rebecca K. McKelvey Castandeda and David Castaneda

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May, 2018.

Notary Public

My Commission Expires: 5/2/22

(Notary Seal)

