THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415975** Bill Garrett Davidson County Batch# 114939 **DEEDWARR** 07/11/2018 03:30:30 PM 2 pgs Fees: $13.00 Taxes: $2,553.18 20180711-0067236	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,050.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2018. Notary Public My Commission Expires:

JONATHAN B. HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 19 2019

WARRANTY DEED

Address New Owner: Benjamin Maddox 133 Kenner Avenue Nashville TN 37205	Send Tax Bills To: NEW OWNERS	Tax Information: Tax Parcel ID No. 116-03-082.00

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, **Jason Castellanos and Emily Castellanos, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Maddox and Sara Maddox, husband and wife**, ("Grantees"), their 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, in the 7th Civil District, being the Southerly half of Lot No. 73 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 73 fronts 50 feet on the Southwesterly margin of Kenner Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Jason Castellanos and Emily Castellanos, husband and wife by Warranty Deed from John F. Reeder and wife, Rebecca E. Reeder, recorded on the 2nd day of June, 2014 in Instrument No. 20140602-0047333, 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 KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.

This is improved property located at 133 Kenner Avenue Nashville TN 37205

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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, their 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 July, 2018.

Jason Castellanos

Emily Castellanos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Castellanos and Emily Castellanos, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2018.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019