Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Bill Garrett Davidson County
Batch# 127450 DEEDWARR
08/10/2018 10:31:36 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20180810-0079092

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Dustin James Castro and Melissa Mia Castro, Trustees of The Castro Family Living Trust dated June 21st, 2004, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Matthew J. Feehery and Kimberley G. Feehery, husband and wife, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

Land in Davidson County, TN, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated July 13, 1993, and known as Job No. 930091, more particularly described as follows:

Beginning at an iron pin in the center of a 50ft. ingress-egress and utility easement, said point of beginning being 1151.06 northerly, as measured along the centerline of the said easement from the northerly margin of Pettus Road, said point of beginning also being the NW corner of Tract 2 of the J.D. Stevens Pettus Road division and the SW corner of the herein described Tract 3 of said division, said point of beginning also being in the easterly line of Tract 18 of said division, thence with the center of the said 50 ft. joint use ingress-egress and utility easement and with the easterly line of said Tract 18 of said Stevens Pettus Road division and with a curve to the left having a radius of 1,200.46 ft. and a long chord of 345.98 ft., said chord having a bearing for N 04 deg. 06' 42 W, a distance along the curve of 347.04 ft. to an iron pin; thence leaving the center of the said 50ft. joint use ingress-egress and utility easement and with the southerly line for Tract No. 4 of the J. D. Stevens Pettus Road division S 86 deg. 00' 50" E 696.00 ft. to an iron pin; thence leaving Tract No. 4 of said Stevens Pettus Road division S 02 deg. 50' 24" W 325.46 ft. to an iron pin; thence with the northerly line of the Truman Setliffe property, of record in Book 8623, page 163, RODC, TN; N 86 deg. 40' 29" W 200.00 ft. to an iron pin; thence with the northerly line of Tract No.2 of said J.D. Stevens Pettus Road division N 87 deg. 53' 07" W 454.11 ft. to the point of beginning, containing 5.10 acres, more or less.

BEING the same property conveyed to Dustin James Castro and Melissa Mia Castro, Trustees of the Castro Family Living Trust dated June 21st, 2004 by deed dated December 9, 2016 of record in Instrument No. 20161213-0130634, Register's Office of Davidson County, Tennessee.
Dustin James Castro is one and the same person as Dustin J. Castro. Melissa Mia Castro is one and the same person as Melissa M. Castro.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

Map & Parcel: 181-00-0-209

Property Address: 6301 Pettus Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized

and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 9th day of August, 2018.

Dustin J. Castro aka Dustin James Castro, Trustee of The Castro Family Living Trust dated June 21st, 2004

Melissa M. Castro aka Melissa Mia Castro, Trustee of The Castro Family Living Trust dated June 21st, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Dustin J. Castro aka Dustin James Castro and Melissa M. Castro aka Melissa Mia Castro, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Castro Family Living Trust, dated June 21st, 2004, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 8 day of August, 2018.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2018.

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires:
12/05/2020

Notary Public

NEW PROPERTY OWNER:
Matthew J. Feehery & Kimberley G. Feehery
6301 Pettus Road
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
New Owner