Bill Garrett Davidson County
Batch# 135536 **DEEDWARR**
08/31/2018 10:35:34 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180831-0086569

Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

WARRANTY DEED

Kalyn Swann State of Tennessee Notary Public Rutherford County My Commission Expires 05-19-2020

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arnulfo Castanon Orozco	FNB Mortgage	150 03 0 134.00
(NAME)	(NAME)	
3104 Justin Towne Ct.	1608 Williams Drive, Suite 301	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, Tennessee 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Perla P Larrea Madrid, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arnulfo Castanon Orozco and Maria Pineda Castanon, husband and wife, 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 Lot No. 30-B on the Plan of Justin Towne, Section II, of record in Plat Book 5200, page 459, as re-recorded in Plat Book 5200, page 618, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Perla P Larrea Madrid by Warranty Deed from Deron Jenkins, dated January 9th, 2009, of record in Instrument No. 20090121-0005235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Plat Book 5200, page 618; Easements of record; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3104 Justin Towne Ct., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 29th day of August, 2018.

Perla P Larrea Madrid

State of Tennessee

County of Rutherford

On this 29th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Perla P Larrea Madrid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020