D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-29-2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9600

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Paul L. Wynn	Same	135-12-0B-029.00 CO
2106 Nashboro Blvd		
Nashville, TN 37217		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUIS C. CASTILLO AND CARMEN TORRES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PAUL L. WYNN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 2106 Nashboro Blvd, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 improved hand on the 18th day of September, 2018.

Luis C. Castillo, by Jim R. Vanderpool as his Attorney-in-Fact

Carmen Torres, by Jim R. Vanderpool as her Attorney-in-Fact

Karen Y Johnson Davidson County
Batch# 142841 **DEEDWARR**
09/19/2018 02:17:06 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20180919-0092973

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 18th day of September, 2018, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Luis C. Castillo and Carmen Torres for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Luis C. Castillo and Carmen Torres.

Witness my hand and official seal at Franklin, Tennessee.

Notary Public

My Commission Expires: 9-29-2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

18-9600

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 29 (Unit 29) on the Plan of a Horizontal Property Regime, Private Elements Plat, Nashboro Village, Tract 7, of record in Book 11700, Pages 49 and 50, Amending the plan of record in Book 4660, Page 156, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Luis C. Castillo and wife, Carmen Torres by Warranty Deed from Kimberly L. Drew, a single woman, recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0064955, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Luis C. Castillo and Carmen Torres pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20180919-0092972, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE, TRACT 7, as recorded in Book 4660, Page(s) 156, amended in Book 11700, Pages 49 and 50, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14; Book 11703, Page 520 and Instrument No. 20000316-0027171, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Book 11703, Page 560.

6. Charter of Homeowners Association recorded in Book 11703, Page 518.

7. Easement for Sewer/Storm Drainage, recorded in Book 8870, Page 887.

8. Easement for Golf Cart Path, recorded in Book 10110, Page 860.

9. Easement for Cable and Maintenance, recorded in Instrument No. 20001012-0101575.

10. Easement for Public Right of Way, recorded in Book 4460, Pages 149-151.

11. Overhead Line Easements recorded in Book 4815, Page 425 and Book 11594, Page 299.

12. Memorandum of Lease recorded in Book 10690, Page 327.

13. Conveyance for Common Area recorded at Instrument No. 20001010-0100360.

14. Declaration of Taking for J. Percy Priest Dam recorded in Book 4254, Page 410.