Karen Y Johnson Davidson County
Batch# 177172 DEEDWARR
12/21/2018 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20181221-0124443

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 19 day of Dec, 2018.

Notary Public

My commission expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas P. Maples	**First Community Mortgage, Inc**	**09616014300**
3304 Percy Priest Drive	**262 Robert Rose Drive Ste 101**	
Nashville, TN 37214	**Murfreesboro, TN 37129**	

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 ACKNOWLEDGE, WE,

Domingo Abraham Castillo and Valeriia Castillo, husband and wife

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

Nicholas P. Maples, a single man

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. 249A, on the plan of Section Three, Larchwood, of record in Plat Book 5200, page 540, as amended in Book 6250, page 524 and surveyor's certificate of correction of record in Book 6497, page 956, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Domingo Abraham Castillo and Valeriia Castillo, husband and wife, by Warranty Deed from Shavkat Ashurov, a married man, dated September 15, 2016, of record in Instrument No. 20160919-0098005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3304 Percy Priest Drive, Nashville, TN 37214.

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 in 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.

_____ Date: 12/19/18
Domingo Abraham Castillo

_____ Date: 12/19/18
Valeriia Castillo

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Domingo Abraham Castillo and Valeriia Castillo, the within named Grantor(s), 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, at office, this 19 day of December, 2018.

KEVIN CRISTAR
STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY
My Commission Expires 12-20-2019

_____
NOTARY PUBLIC

My Commission Expires: 12/20/19

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

