WARRANTY DEED

Karen Johnson Davidson County
Batch# 197340 DEEDWARR
02/21/2019 08:57:02 AM 3 pgs
Fees: $18.00 Taxes: $666.00

20190221-0015608

JM-BR-18-3417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosa M. Castro	**NEW OWNER**	
(NAME)	(NAME)	**148-2-43.00**
3417 Luna Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY JONATHAN O'KAIN AND MICHAEL RAYMOND KILEY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSA M. CASTRO**, a single woman hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 83 on the Plan of Luna Heights, Section Three, of record in Plat Book 2900, Page 138, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sheila I. Kiley, unmarried, by Warranty Deed from Charles Michael Roelofsz and wife, Judy Kay Roelofsz, recorded November 8, 2001 in Instrument No. 20011108-0122996, Register's Office for Davidson County, Tennessee.

The said Sheila I. Kiley (aka Sheila Kiley aka Shelia Kiley) having since died testate on November 4, 2018 and whose probate estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 18P-1971.

Larry Jonathan O'Kain joins in the execution of this instrument in the capacity of personal representative for the said Sheila I. Kiley and devisee under her last will and testament. Michael Raymond Kiley joins as devisee under the last will and testament of Sheila I. Kiley

This conveyance is subject to:
- Plan of record in Plat Book 2900, Page 138, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 3182, Page 244, Register's Office for Davidson County, Tennessee.
- Easement for Overhead Line of record in Book 4995, Page 29, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3417 Luna Court, Nashville, Tennessee 37211**.

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 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 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/our hand(s) this the 15TH DAY OF FEBRUARY, 2019.

Larry Jonathan O'Kain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY JONATHAN O'KAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15TH day of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

Witness my/our hand(s) this the 1st DAY OF FEBRUARY, 2019.

Michael Raymond Kiley

Michael Raymond Kiley

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Coles
TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL RAYMOND KILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Thomas C Hildebrand

Notary Public
My Commission Expires: 4-17-2021
(SEAL)

THOMAS C HILDEBRAND JR
Official Seal
Notary Public – State of Illinois
My Commission Expires Apr 17, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212