WARRANTY DEED

Karen Johnson Davidson County
Batch# 198396 DEEDWARR
02/25/2019 09:13:33 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13

20190225-0016561

MST 2019-0076

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$274,900.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Marcus Castro	New Owner	181-02-0B0013.00-CO
(NAME)	(NAME)	
6721 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/WE, **Trisha C. Ingram, now known as Trisha C. Ingram Shoulders,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Marcus Castro and Ana Lissette D Garcia de Castro, 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. 13 on the Plan of Section One, Sugar Valley Place of record in Plat at Instrument No. 20140331-0026154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trisha C. Ingram, a single woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150225-0016328 Register's Office for Davidson County, Tennessee, dated February 24, 2015 and recorded on February 25, 2015. (Trisha C. Ingram, having since married and now known as Trisha C. Ingram Shoulders.

Shane Shoulders, joins in the execution of this instrument for the purposes of conveying his interest, marital or otherwise in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20140331-0026154, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140228-0017500 and amended in 20141121-0107438, Register's Office for Davidson County, Tennessee. Right of Way Easement of record in Book 2203, Page 579, in the Register's Office for Davidson County, Tennessee.

This property, known as 6721 Sunnywood Drive, Nashville, TN 37211
(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/our hand(s) this 15 DAY OF Feb., 2019.

Trisha C Ingram Shoulders

Trisha C. Ingram Shoulders

Shane Shoulders

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trisha C. Ingram Shoulders and husband, Shane Shoulders, with whom I am personally acquainted (or provided 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 and official seal, this the 15 day of February, 2019.

Notary Public

My Commission Expires: 5-30-21

