13723

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 825
Nashville TN 37217

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19020012

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF March, 2019

NOTARY PUBLIC

My Commission expires:

Address of New Owner
Francisco Castro
2570 Cedar Springs Drive
Nashville, TN 37217

Send Tax Bills To:
Same

Tax Information:
149-04-0-160.00

Karen Johnson Davidson County
Batch# 204050 DEEDWARR
03/11/2019 08:56:58 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20190311-0021739

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brandon Evans and Erica Evans, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Francisco Castro, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 482 on the Plan of Edge-O-Lake Estates, Section VII, of record in Plat Book 3700, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Brandon Evans and Erica Evans, Husband and Wife, by Warranty Deed from William L. Altom and Ivy E. Altom, Husband and Wife, dated 01/18/2019 and recorded on 01/22/2019 in Instrument No. 20190122-0005907, Register's Office for Davidson County, Tennessee.

This is property generally located:
2570 Cedar Springs Drive, Nashville, TN 37217

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 3700, Page 79, said Register's Office.
3. Restrictive covenants of record in Book 4042, Page 720, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Brandon Evans and Erica Evans** has/have caused this instrument to be executed, this the 7 day of March, 2019.

Brandon Evans

Erica Evans

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brandon Evans,** 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.

This the 7 day of March, 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Erica Evans,** 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.

This the 7 day of March, 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC