Karen Johnson Davidson County
Batch# 249720 DEEDWARR
06/27/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20190627-0062593

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $304,000.00.

Affiant

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 27th **day of June, 2019.**

Notary Public
My commission expires: OCT 2 0 2020

06-1905-77210

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cathy Alston 3213 Bluewater Trace Nashville TN 37217	NEW OWNER	150-02-0-315.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George F. Falcone and Della R. Falcone, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cathy Alston and Jason Alston, wife and husband**, hereinafter called the Grantees, their successors 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. 8, on the Plan of Revision of Castlegate, Sec. 5, of record in Book 6900, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George F. Falcone and Della R. Falcone, husband and wife by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated December 24, 2010, recorded December 28, 2010, of record in Instrument No. 20101228-0102956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3213 Bluewater Trace, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24 day of June, 2019.

George F. Falcone
George F. Falcone

Della R Falcone
Della R. Falcone

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **George F. Falcone and Della R. Falcone**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 24 day of June, 2019.

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER