Karen Johnson Davidson County
Batch# 258816 DEEDWARR
07/19/2019 08:57:26 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20190719-0070731

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Elizabeth C McDaniel
Affiant

Subscribed and sworn to before me, this 16TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TIFFANY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard G. Hutchinson, an unmarried man	New Owner (NAME)	
1409 Beech Hollow Court (ADDRESS)	" (ADDRESS)	180-02-0A-090.00-CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other gc and valuable considerations, the receipt of which is hereby acknowledged, we Andrew Castello and Alexandr Castello, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents transfer and convey unto Richard G. Hutchinson, an unmarried man, hereinafter called the Grantees, their heirs a assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follow to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF SECTION TWO, THE RIDGE AT STONE CREEK PARK, RS 10 SUBDIVISION, CLUSTER LOT OPTION OF RECORD IN PLAT AT INSTRUMENT NO. 20060120-0007577, 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 ANDREW CASTELLO AND ALEXANDRIA CASTELLO, HUSBAND AND WIFE BY WARRANTY DEED FROM HAROLD GOODING AND AMBER GOODING, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20180605-0053564 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1409 Beech Hollow Court, 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 ther belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE: that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the sam unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs a representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs a assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of July, 2019.

Andrew Castello

Alexandria Castello

WARRANTY DEED
(Continued)

STATE OF Washington DC

COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Castello and Alexandria Castello, the herein bargainor(s), 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 16th day of July, 2019.

Notary Public

My Commission Expires: 02/14/2023

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

STEPHEN DANIEL HAYNES
NOTARY PUBLIC
EXP. 2-14-23
DISTRICT OF COLUMBIA