Karen Johnson Davidson County
Batch# 272778 DEEDWARR
08/16/2019 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $672.29
20190816-0082308

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$181,700.00** (One Hundred Eighty One Thousand Seven Hundred).

AFFIANT

Subscribed to and sworn before me this 15th day of August, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 12-18-22 (NOTARY SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Peggy Sibony & Ami Sibony 7001 Lenox Village Drive A-3 Nashville, TN 37211	Cross Country Mortgage 6850 Miller Rd Brecksville, OH 44141	172120D00300CO

WARRANTY DEED

FOR AND IN 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, **MANUEL A. CASILLAS, JR. AND BRIDEY CASILLAS, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PEGGY SIBONY AND AMI SIBONY, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit No. A-3, of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Manuel A. Casillas, Jr., and Louise H. Fannin, reserving a life estate for as long as she shall live, by deed from Louise H. Fannin, of record in Instrument No. 20061101-0135825, dated November 1, 2006 and recorded November 1, 2006, Register's Office for Davidson County, Tennessee. The said Louise H. Fannin having since died December 2, 2015, thereby extinguishing her life estate.

Being also known as 7001 Lenox Village Drive, A-3, Nashville, Tennessee 37211.

Bridey Casillas, spouse of Manuel A. Casillas, Jr., joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **7001 LENOX VILLAGE DRIVE A-3** **NASHVILLE, TN 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. Whenever 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, this 15th day of August, 2019

X Manuel A. Casillas Jr
Manuel A. Casillas, Jr.

X Bridey Casillas
Bridey Casillas

STATE OF FLORIDA)
COUNTY OF Osceola)

On this 15th day of August, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Manuel A. Casillas, Jr. and Bridey Casillas** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of August, 2019.

Notary Public Michael Pokorski

Commission Expires: GG360072
8-5-23

MICHAEL POKORSKI
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG360072
Expires 8/5/2023

LTSR Number:

GTE File: 2019075310

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY