Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2019

Notary Public
My commission expires: 7-6-2020

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

Karen Johnson Davidson County
Batch# 277966 DEEDWARR
08/30/2019 10:31:16 AM 2 pgs
Fees: $13.00 Taxes: $529.10

20190830-0087769

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeannette Castro 706 Brook Valley Drive LaVergne, TN 37086	New Owner	150-05-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Ward, a single woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeannette Castro, a married woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Cherry Hills, Section 2, of record in Plat Book 3700, page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Ellis Jr. and spouse, Beverly Ward, by Warranty Deed from Gary D. Foote and Jennifer A. Foote, dated July 25, 2000 of record as Instrument No. 20000727-0074050, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Beverly Ward by Quitclaim Deed from Robert Ellis, Jr. dated September 11, 2006 of record as Instrument No. 20061102-0136213, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to U.S. Bank, National Association, N.D. from J. Phillip Jones, Substitute Trustee by Substitute Trustee's Deed dated October 2, 2009 of record as Instrument No. 20091006-0092653, Register's Office for Davidson County, Tennessee. Said Substitute Trustee's Deed was rescinded by Affidavit to Rescind Foreclosure Sale dated October 13, 2009 of record as Instrument No. 20091016-0095981, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Beverly Ward by Quitclaim Deed from U.S. Bank National Association s/b/m with U. S. Bank, National Association N.D. dated August 21, 2019 of record as Instrument No. 20190822-0084728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 432 Owendale Dr, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 29th day of August, 2019.

Beverly Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beverly Ward,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of August, 2019.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2019086349