Karen Johnson Davidson County
Batch# 297455 DEEDWARR
10/08/2019 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20191008-0102771

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/3/2021

JM-BR-19-1913

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Britney M. Lovelace and Brian R. Lovelace	**NEW OWNER**	
(NAME)	(NAME)	**164-16-0A-122.00-CO**
1913 Peaceful Brook Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J . DAVID VALLE CASTILLO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITNEY M. LOVELACE AND BRIAN R. LOVELACE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Section Five, Meadow Woods of record in Plat at Instrument No. 200106050058130, 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 J. David Valle Castillo, married by Cash deed from The Secretary of Housing and Urban Development of record in Instrument No. 20130104-0001342 Register's Office for Davidson County, Tennessee, dated January 04, 2013 and recorded on January 04, 2013

The spouse of the grantor joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat at Instrument No. 200106050058130, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010830-0094506 and Instrument No. 20010911-0098356, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 437, Page 38; Book 11387, Page 931; Book 4457, Page 350; Book 4706, Page 288; Book 4706, Page 227; Book 6938, Page 738; Book 11056, Page 892; Book 11192, Page 383, re-recorded in Book 11565, Page 719, release filed in 20010524-0054108; Book 110056-892 , in the Register's Office for Davidson County, Tennessee.
- Notice of Option Contract for Sale and Agreement of record in Instrument Number 20090413-0033060, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1913 Peaceful Brook Drive, Antioch, Tennessee 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; 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. 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/our hand(s) this the 25th DAY OF SEPTEMBER, 2019.

J . David Valle Castillo

Maria Mercado Perez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J . DAVID VALLE CASTILLO, the within named bargainor, 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 25th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA MERCADO PEREZ, the within named bargainor, 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.

Witness my hand and official seal, this the 25th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Lisa Virden**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Virden

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Lisa Virden,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
Chasity Petty

My Commission Expires: 9/20/2021

