Karen Johnson Davidson County
Batch# 300689 DEEDWARR
10/15/2019 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191015-0105241

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2482

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of October, 2019

Notary Public

Commission Expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
D'Aundria Garrett and Bert Esters 317 Starboard Court Nashville, TN 37217	Send to New Owners	136-14-0-179.00

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,

Diego Casalins, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D'Aundria Garrett and Bert Esters, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 208 on the Plan of Revised, Section Two, Harbor Gate of record in Plat Book 6250, Page 25, (NOTE: previous Deeds referenced an incorrect Plat Book and Page as Book 6200, Page 283, which does not contain a Lot No. 208) and Book 6250, Page 33, 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 Diego L. Casalins, an unmarried man by Warranty deed from Patrick T. McMahon and wife, Penny A. McMahon of record in Instrument No. 20161128-0124693 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 317 Starboard Court, 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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of October, 2019.

Diego Casalins

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Lubbock

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

Witness my hand and official seal at Brentwood, Tennessee this 9th day of October, 2019.

Notary Public
My Commission Expires: 9/28/2021

MARIA RUIZ MARTINEZ
Notary ID #2925856
My Commission Expires
September 28, 2021

(Notary Seal)

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

My Commission Expires: 9/20/2021

