Karen Johnson Davidson County
Batch# 373757 DEEDWARR
03/17/2020 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20200317-0029618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

A-BWR-20-1601

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)
Luis Carlos Castellanos and Tristain Ford	**Interlinc Mortgage Services**	
(NAME) **1601 Luton Street**	**5875 N Sam Houston Pkwy W, Suite 300**	**071-11-0E-001.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Houston TX 77086**	
(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, **ERIC E TAYLOR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUIS CARLOS CASTELLANOS, AN UNMARRIED MAN, AND TRISTAIN FORD, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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 Unit 1603A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1603 Luton Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190513-0044950 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Eric Taylor, unmarried by Warranty deed from Regal Homes Company of record in Instrument No. 20160119-0005005 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

Being a portion of the same property conveyed to Eric Taylor, married by Quitclaim deed from Eric Taylor, unmarried of record in Instrument No. 20190620-0059504 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 20, 2019.

**For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 55, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190513-0044950, Register's Office for Davidson County, Tennessee.
- Charter Nonprofit corporation of record in Instrument Number 20190513-0044949, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsquent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Luton Street, Nashville, Tennessee 37207**.

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 16 DAY OF MARCH, 2020.

Eric E Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC E TAYLOR, 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 16th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

