(1)

RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd
Suite 203
Mt. Juliet TN 37122
File No.: TW200859

Karen Johnson Davidson County
Batch# 385873 **DEEDWARR**
04/15/2020 10:25:51 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20200415-0039315

WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXX~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2020.

NOTARY PUBLIC

My commission expires: 03-08-21

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow, 2231 N. Mt. Juliet Rd., Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan Merritt Castleberry and wife, Stacie Castleberry 7136 Commonwealth Circle, Nashville, TN 37221	Gardener Financial Service dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	126-15-0-B-252.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($284,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RACHEL JOY BALINT**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALLAN MERRITT CASTLEBERRY AND WIFE, STACIE CASTLEBERRY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section Three, Lexington Point Subdivision of record in Instrument #20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rachel Joy Balint, single, from Joel S. Mevis and Rachel Joy Balint, who acquired title as Rachel J. Mevis, who acquired title as husband and wife, now divorced, by Quitclaim Deed dated December 12, 2019 and recorded February 27, 2020 in Instrument #20200227-0021816, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel S. Mevis and Rachel J. Mevis, husband and wife, from Clinton Craun and Rebecca Craun, husband and wife, by Warranty Deed dated July 30, 2015 and recorded August 3, 2015 in Instrument #20150803-0076232, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7136 Commonwealth Circle, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of April, 2020.

Rachel Joy Balint

RACHEL JOY BALINT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Rachel Joy Balint, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of April, 2020.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21