This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 468286 DEEDWARR
09/02/2020 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $904.65
20200902-0099612

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eduardo Castellanos 304 Slayton Drive Madison, TN 37115	Nations Reliable Lending, LLC 4400 Post Oak Pkwy, Ste 1000 Houston, TX 77027	033160-162.00

THIS INDENTURE, made this 31st day of August, 2020 between

Timothy V. Murphey and Stacey E. Murphey, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Eduardo Castellanos

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 152 ON THE PLAN OF PRIMROSE MEADOWS, SECTION II, OF RECORD IN PLAT BOOK 4860, PAGE 105, AMENDED IN BOOK 5711, PAGE 866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY V. MURPHEY AND STACEY E. MURPHEY, HUSBAND AND WIFE BY WARRANTY DEED DATED 7/2/2014 FROM RYAN JAMIESON AND RAYCHEL JAMIESON, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20140703-0058721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is (X) improved ( ) unimproved property known as: 304 Slayton Drive, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Timothy V. Murphey

Stacey E. Murphey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy V. Murphey and Stacey E. Murphey, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of August, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $244,500.00:

Timothy V. Murphey
Affiant

Sworn to and subscribed before me, this 31st day of August, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON