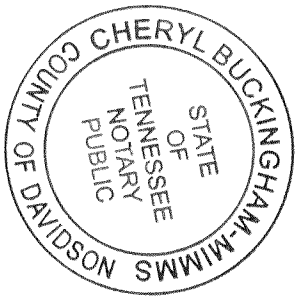
Karen Johnson Davidson County
Batch# 482824 DEEDWARR
09/24/2020 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200924-0110031

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-08361

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
German Castillo, a married man	1st National Bank of America	
(NAME)	(NAME)	
3902 Milford Rd	241 E Saginaw St.	069-03-0-049-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-1941	East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MELANIE BLACKMON, A SINGLE PERSON DELORIS BLACKMON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERMAN CASTILLO, A MARRIED MAN**, 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. 15, Block "FF" on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, 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 Melanie Blackmon and Deloris Blackmon, both unmarried, with rights of survivorship by Warranty deed from James H. Knight and wife, Robbie L. Knight, married of record in Book 10073, page 603, Register's Office for Davidson County, Tennessee, dated May 30, 1996 and recorded on June 04, 1996.

unimproved ☐
This is improved ☒ property, known as 3902 Milford Rd, Nashville, TN 37218-1941
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Melanie Blackmon, a single person Deloris Blackmon, a single person this 10 day of Sept, 2020

Melanie Blackmon

Deloris Blackmon

STATE OF TENNESSEE

COUNTY OF Williamson

I, Dana Loggins, a Notary Public for the County of Williamson and State of TN, do hereby certify that Melanie Blackmon and Deloris Blackmon, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th ~~9th~~ of September, 2020.

Notary Public

My Commission Expires: 9/18/23

(SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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