Karen Johnson Davidson County
Batch# 672403 DEEDWARR
07/07/2021 02:26:58 PM 2 pgs
Fees: $13.00 Taxes: $601.25
20210707-0091480

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21065760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $162,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2021

Notary Public
My Commission Expires: 10.17.21

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jaime Alejandro Castro Granado 1917 Gatlin Drive Nashville, TN 37210	New Owner	Tax Parcel ID No. 043 01 0 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brigitte King** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jaime Alejandro Castro Granados, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of First Revision of Lot 1 Keels Subdivision, and of record in Instrument No. 20060317-0031076, 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 Brigitte King, by Quitclaim Deed from Brigitte King and Ursula Spurgeon, of record in Instrument No. 20210622-0083980, in the Register's Office of Davidson County, Tennessee, dated June 16, 2021 and recorded on June 22, 2021.

Being the same property conveyed to Brigitte King and Ursula Spurgeon, by Warranty Deed from F&M Real Estate Transfer Corporation, of record in Instrument No. 20140314-0021378, in the Register's Office of Davidson County, Tennessee, dated March 6, 2014 and recorded on March 14, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision of Lot 1 Keels Subdivision, as recorded in Instrument No. 20060317-0031076.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The W.P. Ready Subdivision of the E.H. Thornton Tract, as recorded in Plat Book 161, Page(s) 157.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Corrected Map of The W.P. Ready Subdivision of the E.H. Thornton Tract, as recorded in Plat Book 332, Page(s) 110.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Keels Subdivision, as recorded in Instrument No. 20050110-0003491.

This is improved property located at 107 Sarver Avenue Madison TN 37115

Return to:
Clarity Title and Escrow, LLC
112 21st Avenue South
Nashville, TN 37212
File #: J-SB-P-21107

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2021.

Brigitte King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brigitte King, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2021.

Notary Public
My Commission Expires: _____

