Karen Johnson Davidson County
Batch# 777125 DEEDWARR
12/21/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20211221-0168208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024

(AFFIX SEAL)

PATRICIA J PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

LR-BR-21-2216-1

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)
Lee Barker	Same as New Owner	
(NAME)	(NAME)	**043-14-0B-014.00-CO**
2216 Milan Ct		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **CASTELFORTE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEE BARKER, A SINGLE WOMAN,** 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 Lot No. 14 on the Plan of Final Plat of Lanier Park, Phase One, a Planned Unit Development of record in Plat at Instrument No. 20021022-0129511, 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 Castelforte, LLC, a California limited liability company by Warranty deed from Shantophia Cruz, unmarried of record in Instrument No. 20210805-0105277 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on August 05, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20021022-0129511, Register's Office of 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 20020619- 0074290, amended in Instrument 20070813-0096820, Register's Office for Davidson County, Tennessee.
- By-Laws of Lanier Park Homeowners Association, Inc. of record in Instrument Number 20060615-0071685, in the Register's Office for Davidson County, Tennessee.
- Charter for Lanier Park Homeowners Association, Inc. of record in Instrument Number 20060615-0071684, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention Agreement of record in Instrument Number 20020307-0028887, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20170206-0012424, in the Register's Office for Davidson County, Tennessee.
- Affordable Housing Resources, Inc., Affordability Restriction Agreement and Right of First Refusal of record in Instrument Number 20070713-0083519 and Scrivener' s Affidavit recorded in Instrument No. 20090416-0034798 and Instrument No. 20090401-0029480, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2216 Milan Ct, Madison, Tennessee 37115**.

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 6 DAY OF DECEMBER, 2021.

Castelforte, LLC, a California limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CASTELFORTE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of December, 2021.

Notary Public
My Commission Expires: 8-20-2024
(SEAL)



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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/6/21 (date of document).

Jennifer L. Pennell

12/6/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of December, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022