Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 936696 DEEDWARR
11/01/2022 03:22:04 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20221101-0118048

File #22-DM-2407-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: ___

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harry Lyons	**New Owner**	
(NAME)	(NAME)	**118 02 1K 405.00**
2407 8th Ave South, Unit 405		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ANDREW CASTILLO, AND WIFE, SHAINA TEY CASTILLO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRY LYONS, AN UNMARRIED PESON,** 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 Unit 405, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Andrew Castillo, an unmarried man, by Warranty Deed from Eighth South, LLC, a Tennessee limited liability company, of record in Instrument No. 20170905-0090915, in the Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 5, 2017.

Shaina Tey Castillo joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Andrew Castillo.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Earthgrains, as recorded in Instrument No. 20020702-0079601.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of "Property of 8th South, LLC", as recorded in Instrument No. 20151007-0102052.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107308.
*Easement recorded in Book 1300, Page 566; Book 1848, Page 459; Book 1848, Page 462; Book 2746, Page 414; Instrument No. 20160926-0101241; Instrument No. 20170921-0096815.
*Easement for Storm Sewers and/or Storm Drainage, recorded in Book 4182, Page 906; Book 4182, Page 910.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150730-0075029.
*Easement for Parking Garages, recorded in Instrument No. 20151021-0107311.
*Easement for Development and Access, recorded in Instrument No. 20151021-0107312.
*Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180130-0009394.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2407 8th Avenue South, Unit 405, Nashville, TN 37204**.

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 31st day of October, 2022.

Andrew Castillo

Shaina Tey Castillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2022, before me personally appeared Andrew Castillo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2022, before me personally appeared Shaina Tey Castillo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
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