Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110058241 DEEDWARR
Recvd: 09/20/11 10:06 2 pgs
Fees: 13.00 Taxes: 436.60
20110920-0072681

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 7-25-2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Enrigue Torres-Placencia	Southeast Financial Credit Union	162-16-0-E-044.00
(NAME)	(NAME)	
1441 Bell Trace Drive	220 South Royal Oaks. Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Franklin, TN 37064	
(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 considerations, the receipt of which is hereby acknowledged, we, **Michael Sales and wife, Theresa Sales**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Enrique Torres-Placencia and wife, Eva Vargas-Gallegos**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 13, on the Plan of Section Two, Bell Crest, a Planned Unit Development, as shown by plat appearing of record in Plat Book 9700, Page 20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Sales and wife, Theresa Sales by Special Warranty Deed dated December 3, 2010, from Sovereign Bank, a federal savings bank, and filed for record on December 9, 2010, in Instrument No. 20101209-0097924, Register's Office for County, Tennessee.

And previously being the same property conveyed to Sovereign Bank, a federal savings bank by Substitute Trustee's Deed dated January 5, 2010, from Shapiro & Kirsch, LLP, Substitute Trustee and filed for record on January 15, 2010, in Instrument No. 20100115-0003848, Register's Office for said County.

And previously being the same property conveyed to Raymond Roberson and Dorothy Roberson by Warranty Deed dated November 30, 1999, from Kristina A. Frey and Barbara A. Frey, and filed for record on January 18, 2000, in Instrument No. 20000118-0005588, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2011 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 20, said Register's Office; (3) All matters as set forth on the boundary plat of record in Plat Book 5200, Page 609 and Plat Book 7900, Page 719, said Register's Office; (4) Restrictive Covenants of record in Book 9408, Page 320, Amendments in Book 9613, Page 20 and Book 9892, Page 927, said Register's Office; (5) Easements as shown of record in Book 6303, Page 596, said Register's Office; (6) Storm Water Detention Agreement of record in Book 6145, Page 226 and Book 9771, Page 565, said Register's Office; (7) Charter of the Homeowner's Association of record in Book 9421, Page 454, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1441 Bell Trace Drive, Antioch, TN 37013

(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 15th day of September, 2011.

Michael Sales

Theresa Sales

State of Tennessee
County of Sumner

Personally appeared before me Michael Sales and Theresa Sales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2011.

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066