File No. 110555

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110062678 DEEDWARR
Recvd: 10/07/11 11:12 2 pgs
Fees: 13.00 Taxes: 277.13
20111007-0078111

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

B Curry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2011.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11-7-2012
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naomi Phillips	**Regions Bank**	133 05 0 010.00
(NAME)	(NAME)	
520 Veritas Street	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert A. Policastro, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Naomi Phillips, an unmarried person, 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:

***unmarried**

Land in Davidson County, Tennessee, being Lot No. 355, on the map of Sunrise Heights Plan of record in Book 421, Page 46, said Register's Office for Davidson County, Tennessee. Said Lot No. 355 fronts 50 feet on the Northerly margin of Veritas Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert A. Policastro, unmarried, by deed from Secretary of Housing and Urban Development, dated December 9, 2003 and recorded on December 30, 2003 in Instrument No. 20031230-0183762, Register's Office, Davidson County, Tennessee. Jozella Angel Policastro has been appointed Conservator for Robert Andrew Policastro and as Conservator has been granted permission to sell the above described real estate by Order of the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division) Docket No. 09P356.

Robert A. Policastro and Robert Andrew Policastro are one and the same person.

unimproved ☐

This is improved ☒ property, known as 520 Veritas Street, Nashville, TN 37211

(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 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.

File No. 110555
Witness my hand this 22nd day of September, 2011.

Jozella Angel Policastro, Conservator

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jozella Angel Policastro, Conservator for Robert Andrew Policastro aka Robert A. Policastro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she as such Conservator, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2011.

Commission expires:

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067