BILL GARRETT, Davidson County
Trans: T20140021825 DEEDWARR
Recvd: 04/01/14 13:55 2 pgs
Fees: 13.00 Taxes: 336.70

20140401-0026931

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of March, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 19, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie D. Phillips	Wilson Bank and Trust	16216005700
(NAME)	(NAME)	
1410 Bell Trace Dr	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN, 37087	
(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, I/WE, **Hernan M. Varacca and Claudia A. Santillan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronnie D. Phillips, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 65-A in the Plan of Hickory Villas, Section Two, Zone Lot Division, Lots 49-56 and 58-59 as of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. This conveyance is subject to all matters of record on plat in Plat Book 6250, page 615, Register's Office for Davidson County.

BEING the same property conveyed to Hernan M. Varacca and Claudia A. Santillan by Special Warranty Deed dated 03/06/2012 from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital, Inc. and filed of record in Instrument # 20120328-0026306, Said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1410 Bell Trace Dr, Antioch, TN 37013

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, has 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.

Witness our hands this 21st day of March, 2014

Hernan M. Varacca

Claudia A. Santillan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Hernan M. Varacca and Claudia A. Santillan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of March, 2014

Notary Public

My commission expires: 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY