BILL GARRETT, Davidson County
Trans:T20150012831 DEEDWARR
Recvd: 02/23/15 09:35 2 pgs
Fees:13.00 Taxes:536.50
20150223-0015167

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 1502316

ELIZABETH MAISON NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $145,000.00.

Affiant

Subscribed and sworn to before me, this 19 day of February, 2015.

Notary Public
My Commission Expires: 02.11.16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fredy Vidaca	Peoples Home Equity, Inc.	Tax Parcel ID No.
3140 Country Meadow Road	1400 N Mt Juliet Rd., Ste 205	150-07-0-181.00
Antioch TN 37013	Mt. Juliet, TN 27122	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Towan E. Siler and Jerri M. Siler, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fredy Vidaca, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Section Five, The Country of record in Plat Book 5200, Page (s) 271 and 272, 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 Towan E. Siler and wife, Jerri M. Siler by deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20040728-0090537 Register's Office for Davidson County, Tennessee, dated July 15, 2004 and recorded on July 28, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 271 and 272, Register's Office for Davidson County, Tennessee.

This is improved property located at 3140 Country Meadow Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2015.

Towan E. Siler

Jerri M. Siler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Towan E. Siler and Jerri M. Siler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066