BILL GARRETT, Davidson County
Trans:T20150083223 DEEDWARR
Recvd: 09/30/15 13:31 2 pgs
Fees:13.00 Taxes:555.00
20150930-0099375

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-2877D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phillip Andrew Waynick, Jr., an unmarried man (NAME)	Southern Bank of Tennessee (NAME)	64-16-D-116 CO
2220 Crescent Valley Lane (STREET ADDRESS)	1499 N. Mt Juliet Road (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Mount Juliet, TN 37122 (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 HEREBYACKNOWLEDGED, WE, **David S. Illarramendi and Sheena Illarramendi, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Andrew Waynick, Jr., 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. 274 on the plan of SECTION THREE, TRUXTON PARK, as shown by plat of record in Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David S. Illarramendi and Sheena Illarramendi, married from Ellen E. Parker fka Bond, by Deed dated October 12, 2007, as Instrument No. 20071025-0126321, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597, Instrument No. 20001011-0100896, Instrument No. 20020718-0086907, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement as recorded in Instrument No. 20000824-0083612, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee.
7. Common Area conveyed to Homeowner's Association of record in Instrument No. 20050311-0027266, Register's Office for Davidson County, Tennessee.
8. Utility Easement as recorded in Book 4910, page 838, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewer/storm drainage as recorded in Instrument No. 20001208-0121300, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2220 Crescent Valley Lane, Hermitage, TN 37076.

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. Whenever 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 28th day of September, 2015.

David S. Illarramendi — September 28, 2015 Date

Sheena Illarramendi — September 28, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named David S. Illarramendi and Sheena Illarramendi, husband and wife, the bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of September, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066