# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025321 DEEDWARR
Recvd: 03/29/16 14:44 2 pgs
Fees:13.00 Taxes:444.00
20160329-0029593

O-VRES-16-5170-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jessica Lynn Fucella** | **SWBC Mortgage Corp** | |
| (NAME) | (NAME) | **163-05-0B-175.00-CO** |
| **5170 Hickory Hollow Parkway #171** | **9311 San Pedro Ave., Ste. 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **San Antonio, TX 78216** | |
| (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 consideration, the receipt of which is hereby acknowledged, **ANDRESE VANDERLIP, A SINGLE WOMAN AND JOAN VANDERLIP, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA LYNN FUCELLA, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 146 on the Plan of Master Deed Lot Layout (Private Element), Phase IV Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117- 0167241, 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 Andrese Vanderlip, a single person, Henry Vanderlip and wife, Joan Vanderlip by Warranty deed from Greenvale Construction, LLC, a Limited Liability Company of record in Instrument No. 20050125-0008967 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on January 25, 2005. The said Henry Vanderlip having since died June 27, 2013.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Boundary Plat of record in Plat Book 9700, Page (s) 538 and 539, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757; supplemented in Instrument No. 20031117-0167241 and Second Amendment in Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Park of record in Book 10719, Page 464; as amended in Book 11167, page 759, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Bellsouth of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association, Inc. Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for DavidsonCounty, Tennessee.
- Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, in the Register's Office for DavidsonCounty, Tennessee.
- Mill Park Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20140902-0079467, Instrument No. 20140717-0063137 and Instrument No. 20160223-0017010 , in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway #171 , Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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 my/our hand(s) this the 29th DAY OF MARCH, 2016.

Andrese Vanderlip

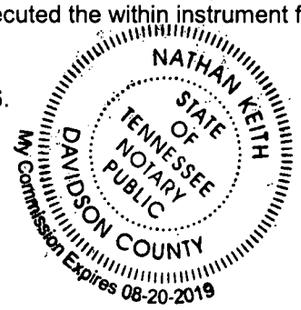
Joan Vanderlip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRESE VANDERLIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN VANDERLIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212