Davidson County DEEDWARR
Recvd: 03/15/17 10:17 2 pgs
Fees:13.00 Taxes:462.50
20170315-0025322

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210698** FRM-00710	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00 Tracy S. Facelli Affiant Subscribed and sworn to before me, this 13th day of March, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kathleen Wilson and Eric Varnell 435 Hickory Glade Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-01-0A-024.00 CO

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, **Tracy S. Facelli and Robert A. Facelli, Sr., as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kathleen Wilson, an unmarried woman and Eric Varnell, an unmarried man,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: ~~Divorced~~ Unmarried
~~Married~~

Land in Davidson County, Tennessee, being Unit No. 24 , as shown on the map entitled Hickory Glad e , Phase 1, of record in Plat Book 6250, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TRACY S. FACELLI and ROBERT A. FACELLI, SR. AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MARCIA B. MOORE and SHERYL A. WHITMAN and husband, RANDY D. WHITMAN, of record in Instrument No. 20041022-0127380, dated October 21, 2004, said Register's Office.

Said property was never the marital residence of Robert A. Facelli, Sr.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 162-01-0A-024.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 889, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6824, page 929, re-recorded in Book 6898, page 896, amended in Book 6824, page 952, re-

recorded in Book 6898, page 919, further amended in Book 6898, page 920, Book 6957, page 473, Book 7959, page 869 and Instrument No. 20031223-0182416and Appointment of Successor Trustee of record in Book 11443, page 625 , said Register's Office.

By-Laws of Hickory Glade, Phase One Home Owners Association, Inc. of record in Book 6878, page 390 and amended in Book 10697, page 182, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7384, page 941, said Register's Office.

This is improved property located at 435 Hickory Glade Drive 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, its 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 13th day of March, 2017.

Tracy S. Facelli

Robert A. Facelli, Sr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy S. Facelli and Robert A. Facelli, Sr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY