This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
File No.: 20171044/

Bill Garrett Davidson County
Batch# 25383 DEEDWARRSP
11/14/2017 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $419.76
20171114-0116815

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of November, 2017, by and between **Planet Home Lending, LLC**, a Connecticut corporation, party of the first part, and **Jesus Villanueva**, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, 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 all or part of the same property conveyed to Being the same property conveyed to Planet Home Lending, LLC by Substitute Trustee's Deed from Robert J. Solomon, Successor Trustee, of record in Instrument No. 20170816-0084188, Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 16, 2017.

Being the same property conveyed to Brandon Bond, unmarried by Quitclaim Deed from Lacriessa Fort, unmarried, of record in Instrument No. 20061026-0132618, Register's Office for Davidson County, Tennessee, dated October 11, 2006 and recorded on October 26, 2006.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years 2017 Davidson County taxes, being liens due and payable but not yet delinquent.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 4460, Page 58, in the Register's Office of Davidson County, Tennessee.
- Deed Restrictions recorded at Book 4562, Page 949, in the said Register's Office.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

NOTE: Notwithstanding any provision to the contrary herein, this Commitment shall cease and terminated one year after the effective date hereof.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Planet Home Lending, LLC

By Thomas O'Connell
Sr Vice President

STATE OF Connecticut
COUNTY OF New Haven

On this 10 day of November, 2017 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Thomas O'Connell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Sr. Vice President of the within named bargainor, **Planet Home Lending, LLC**, and that he/she as such Sr. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Sr. Vice President.

WITNESS my hand and official seal at office this 10 day of November, 2017.

R. Kelly
Notary Public

My Commission Expires: 4/30/21

REGAN KELLY
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2021

Property Owner & Address : Jesus Villanueva
117 Tomarand Road
Antioch, TN 37013

Property Address: 117 Tomarand Rd,
Antioch, TN 37013

Mail Tax Bills to: Owner at Property Address

Tax Parcel No.: 162-04-0-065.00

Firm File #: 20171044

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ New Haven

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $113,450.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10 day of November, 2017.

R. Kelly
NOTARY PUBLIC

My Commission Expires: 4/30/21

REGAN KELLY
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2021

REGAN KELLY MY COMMISSION EXPIRES APR 30 2021 NOTARY PUBLIC CONNECTICUT

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019