SPECIAL WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leticia Castro Santiago	Leticia Castro Santiago	010-00-0-082.00
(NAME)	(NAME)	
2866 Ivey Point Road	2866 Ivey Point Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 28208 DEEDWARRSP
11/20/2017 01:46:00 PM 3 pgs
Fees: $18.00 Taxes: $314.50

20171120-0118968

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Simmons Bank,** an Arkansas state chartered bank, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Leticia Castro Santiago and Gabriel Zepahua Gonzalez, wife and husband,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described according to a survey dated November 6, 1996, by Tommy E. Walker, Registered Land Surveyor, License No. 1465 (Drawing No. 110696) as follows:

BEGINNING at an iron pin in the Easterly line of the property to Charles Field by deed of record in Book 8223, Page 744, Register's Office for Davidson County, Tennessee, said POINT OF BEGINNING being described as follows, from the Northerly margin of Ivy Point Road along the Northeast lines of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, of record in Book 6451, Page 346, Register's Office for Davidson County, Tennessee, North 81 degrees 00 minutes 00 seconds East 206.00 feet to a point; thence North 48 degrees 00 minutes 00 seconds East 100.00 feet to a point; thence North 46 degrees 30 minutes 00 seconds East 90.00 feet to a point; thence North 61 degrees 00 minutes 00 seconds East 58.00 feet to a point; thence North 61 degrees 45 minutes 00 seconds East 104.00 feet to a point; thence North 42 degrees 30 minutes 00 seconds East 50.00 feet to a point; thence North 35 degrees 15 minutes 00 seconds East 81.00 feet to a point; thence North 20 degrees 45 minutes 00 seconds East 182.00 feet to a set iron pin marking the POINT OF BEGINNING of this tract; thence FROM SAID POINT OF BEGINNING, North 28 degrees 18 minutes 44 seconds West 276.70 feet to an iron pin; thence North 13 degrees 06 minutes 37 seconds West 568.49 feet to an iron pin; thence South 82 degrees 00 minutes 00 seconds East 531.46 feet to an iron pin; thence North 51 degrees 50 minutes 00 seconds East 67.81 feet to a C.L. Hollow; thence South 03 degrees 03 minutes 50 seconds West and with the Westerly line of the property conveyed to Charles Field of record in Book 8223, Page 744, Register's Office for Davidson County, Tennessee, 538.14 feet to an iron pin; thence South 59 degrees 00 minutes 00 seconds West 192.00 feet to an iron pin; thence South 44 degrees 00 minutes 00 seconds West 98.00 feet to an iron pin; thence South 50 degrees 00 minutes 00 seconds West 54.00 feet to an iron pin; thence South 35 degrees 00 minutes 00 seconds West 29.00 feet to the POINT OF BEGINNING, and containing 7.00 acres, more or less.

EASEMENT:
A non-exclusive easement for ingress and egress and for private utilities, 50 feet in width from Ivy Point Road to the 7.00 acre tract, hereinabove described, said easement being further described as follows:

An Easement 50 feet in width extending Northwest of and parallel with the Southeast property line of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, of record in Book 6451, Page 346, Register's Office for Davidson County, Tennessee, said property line being described as follows: North 81 degrees 00 minutes 00 seconds East 206.00 feet to a point; thence North 48 degrees 00 minutes 00 seconds East 100.00 feet to a point; thence North 46 degrees 30 minutes 00 seconds East 90.00 feet to a point; thence North 61 degrees 00 minutes 00 seconds East 58.00 feet to a point; thence North 61 degrees 45 minutes 00 seconds East 104.00 feet to a point; thence North 42 degrees 30 minutes 00 seconds East 50.00 feet to a point; thence North 35 degrees 15 minutes 00 seconds East 81.00 feet to a point; thence North 20 degrees 45 minutes 00 seconds East 182.00 feet to a set iron pin, marking the POINT OF BEGINNING of the 7.00 acre tract, as hereinabove described.

BEING the same property conveyed to Simmons Bank, an Arkansas state chartered bank, by Substitute Trustee's Deed from Bridget J. Whillhite, Substitute Trustee (appointed by instrument recorded 5/18/17 in Instrument No. 20170518-0049277), dated 6/15/17 and recorded 6/16/17 in Instrument No. 20170616-0060589, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2866 Ivey Point Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 9th day of November, 2017.

SIMMONS BANK

By: Robert Macrum
Its: Assistant Vice President

State of Missouri
County of St. Louis

Personally appeared before me, a notary public in and for the state and county aforementioned, Robert Macrum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Assistant Vice President of Simmons Bank and that he as such Assisant Vice President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Assistant Vice President.

WITNESS my hand and seal this 9 day of November, 2017.

Notary Public
My Commission Expires: March 20, 2020

File No.: 173827

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DAPHNE STALLINGS
My Commission Expires
March 20, 2020
St. Louis City
Commission #16300314