Bill Garrett Davidson County
Batch# 106452 DEEDWARR
06/19/2018 12:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180619-0058922

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1805261

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Notary Public
My Commission Expires:

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
H. Tracey Hill Jr.	Highlands Residential Mortgage	120 09 0028.00
808 Currey Rd	12001 N. Central Expressway #750	
Nashville, TN 37217	Dallas TX 75243	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hernan M. Varacca and Claudia A. Santillan, husband and wife, with rights of survivorship, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to H. Tracey Hill Jr., an unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No 152 on the Plan of Glengarry Park, Section I, of record in Book 2663, Page 72, Register's Office for said County,

Said Lot No. 152 fronts 87 feet on the easterly side of Currey Road and extends back 205 feet on the northerly line and 228.3 feet on the southerly line, to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Hernan M. Varacca and Claudia A. Santillan, by Special Warranty Deed, from Federal Home Loan Mortgage Corporation ("Freddie Mac"), dated March 24, 2014, of record in Instrument No. 20140327-0025281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X__improved ___unimproved property known as 808 Currey Rd, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 15th day of June, 2018.

Hernan M. Varacca

Claudia A. Santillan

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hernan M. Varacca and Claudia A. Santillan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of June, 2018.

Notary Public at Large
My Commission Expires:
4/18/2021

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY