THIS INSTRUMENT PREPARED BY:
David L. [illegible]
Ortale, Kelley, Herbert & Crawford
Third Floor, Nashville Trust Building
200 4th Avenue North
Nashville, TN 37219-2188

Box 36

WARRANTY DEED

BOOK 8235 PAGE 38

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-14-014	Mr/Mrs Charles V. Phillips	Atlantic Coast Mortgage Co. 12700 Fair Lakes Circle #400 Fairfax, VA 22033
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30993
	6520 Jocelyn Hollow Road	PROPERTY IS ☑ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

PAMELA SEBASTIAN SEXTON, CAROL SEBASTIAN FRIEDLAND, MARK ALFRED SEBASTIAN, ROBERT MARTIN SEBASTIAN and RICHARD WARREN SEBASTIAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES V. PHILLIPS, III and wife, KATHALEEN PHILLIPS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 746 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyd to Robert J. Sebastian and wife, Virginia J. Sebastian, by deed from Ernest B. Junker and wife, Mary Louise Junker, both of said parties having since died, the said Robert J. Sebastian having predeceased Virginia J. Sebastian. The above named grantors are the heirs-at-law of Virginia J. Sebastian, whose Will is of record in Will Book 168, page 037, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2340, page 509, as amended in Book 2341, page 222, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of November, 19 90

Richard Warren Sebastian

Pamela Sebastian Sexton

Mark Alfred Sebastian

Carol Sebastian Friedland

Robert Martin Sebastian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8235 PAGE 39

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Pamela Sebastian Sexton, Carol Sebastian Friedland,

and Richard Warren Sebastian

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of November, 19 90.

My commission expires: 5/22/93

Notary Public

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Mark Alfred Sebastian

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at C.F. Bank N.A., Boca Raton, Florida, this, the 5th day of November, 19 90.

My commission expires: NOTARY PUBLIC, STATE OF FLORIDA; MY COMMISSION EXPIRES: NOV. 14, 1992. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 1990, MY COMMISSION EXPIRES: 5/22/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
PAMELA SEBASTIAN SEXTON, ET AL

TO
CHARLES V. PHILLIPS, III AND WIFE,
KATHALEEN PHILLIPS

7 1 4 7 0

5990 11/09 0101 03CHECK 56.80

IDENTIF. REFERENCE

Nov 9 3 14 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared the within named Robert Martin Sebastian, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

witness my hand and official seal at Nashville, Tennessee, this the 8th day of November, 1990.

NOTARY PUBLIC

Notary Public

My commission expires: 1/31/91

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8235 PAGE 40

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				106000.00
			CON TX	349.80
			PRFEE	1.00
			WDEED	6.00
			TOTAL	356.80
			CHECK	356.80

11/09/90 01 15:14 0001 5990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1:4.7.0

IDENTIF. T REFERENCE

Nov 9 3 14 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372037