BOOK 11382 PG. 956

WARRANTY DEED

TCBL-RMI-99-819

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,800.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99
Notary Public
MY COMMISSION EXPIRES: 1/28/2003
(AFFIX SEAL)

GARY B. FOSTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charyl L. Nielson	Regions Mortgage, Inc.	142-8-B/95
(NAME)	(NAME)	
306 Chimney Hill Drive	315 Union Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Van H. Phillips, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charyl L. Nielson, A single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium is Davidson County, Tennessee, being Unit No. 95 on the Plan of Phase IV Coronada Townhome Condominiums, of record in Plat Book 5200 Page 217, Register's Office for Davidson County, Tennesee, to which reference is hereby made for a more compleate and accurate legal description.

Being the same property conveyed to Laura Colvard, a single person by deed from Adelisa Laorn Panlillo and husband, Andrew Eilers of record in Deed Book 9389, page 181, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes which have been prorated by parties and assumed by the Grantees:

2. All maters shown on the Plan of record in Book 5200, page 217, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-laws of Coronada, a Condominium, of record in Book 4901, page 679, as ammended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5867, page 269, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO VAN H. PHILLIPS BY DEED FROM LAURA COLVARD UNMARRIED OF RECORD IN DEED BOOK 10520 PAGE 952 REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE

unimproved ( )
This is improved (X) property, known as 306 Chimney Hill Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 26th day of February 19 99

Van H. Phillips

Van H. Phillips

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11382 PG. 957

,Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Van H. Phillips, a single person

the bargainor _____, 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 _____, Tennessee, this 26th day of February, 1999

Commission expires 1/28/2002

GARY B. FOSTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

05607702

IDENTIF. A REFERENCE

99 MAR 12 PM 4:52

WILL CARNELL REGISTER
DAVIDSON COUNTY, TN.

Title Connection Inc.
224 Old Hickory Blvd., Suite C
Nashville, Tennessee 37221
Bellevue Branch

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130

MARY FRANCES RUDY
ATTORNEY - AT - LAW

- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

8142 02/12/99 01:01 PM 454.26

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11382 PG. 958

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

0560702

IDENTIF. & REFERENCE

99 MAR 12 PM 4:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	119800.00
CON TX	443.26
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	454.26
CHECK	454.26

03/12/99 01 16:51 0001 B142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437278