WARRANTY DEED

Mail to:

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-1509

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 4/16/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff T. Seat	Gmac Mortgage Corp.	147-6-190
(NAME)	(NAME)	
239 Blackman Road	100 Witmer Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Horsham, PA 19044	
(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, Evelyn J. Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff T. Seat, unmarried, 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:

Being Lot No. 122 on the Plan of Caldwell Country Estates, Section One as of record in Book 2663, Page 68 & 69, Register's Office for said County.

Being the same property conveyed to Mark K. Phillips and wife Evelyn J. Phillips, by deed of record in Book 9054, Page 872, Register's Office for Davidson County, Tennessee. The said Mark K. Phillips having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 239 Blackman Road, Nashville, TN 37211
(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.

Instr:200007140069709 Page: 1 OF 2
REC'D FOR REC 07/14/2000 9:49:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $518.00

Witness my/our hand(s) this 29th day of June, 2000.

Evelyn J. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn J. Phillips with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2000.

Commission expires: May 26, 2002

Victor Hazelwood

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.