# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

WILSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 01/07/02 08:33 2pgs
Fees:13.00 Taxes:83.25
20020107-0001843

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric L. Phillips | Georgia Bank & Trust Co. of Augusta D/B/A GB & T Mortgage | Map 082 |
| (NAME) 1111 Stockell St. | (NAME) 1321 Murfreesboro Road | Group 03-0 |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Nashville Tennessee 37217 | Parcel 194 |
| (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, **Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric L. **Phillips and Wife, Susan I Phillips** , 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. 115, as shown by plat of record in Plat Book 332, page 40, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust by deed from Gloria W. Luttrell and Mildred W. Davis of record in Deed Book 7115, page 912, Register's Office for said County.

Restrictive Covenants of record in Deed Book 455, Page 427, Deed Book 2485, Page 371 Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 1111 Stockell St., Nashville, TN 37207
(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/our hand(s) this 28th day of December, 2001.

Mildred W. Davis
Trustee for the Woodroof Family Trust

Gloria W. Luttrell
Trustee for the Woodroof Family Trust

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 Mildred W. Davisa nd Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/28/2001

My Commission Expires: 11-16-05

Notary Public

VIRGINIA L. BOYD
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2112157
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122