WARRANTY DEED

Bot 13

2877

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,700.00

Christine M. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2002.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advatage Title and Escrow, 3354 Peripeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine M. Nelson	(New Owner)	150-11-89
(NAME)	(NAME)	
312 Shoppe Court		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, Mathew Bryan Phillips and wife, Cindy Lynn Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christine M. Nelson, 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:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Towne Village of the Country Section 2 of record in Plat Book 5200, Pages 176 and 177, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Bryan Phillips and wife Cindy Lynn Phillips, by deed of record in Book 10371, Page 584, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Cindy Lynn Phillips by Matthew Bryan Phillips as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020213-0019206 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 312 Shoppe Court, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 02/13/02 13:23 2pgs
Fees:13.00 Taxes:298.59

20020213-0019207

Witness my/our hand(s) this 31st day of January, 2002.

Matthew Bryan Phillips

Mathew Bryan Phillips

Cindy Lynn Phillips by

Cindy Lynn Phillips

Matthew Bryan Phillips ATTY in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of January, 2002, before me personally appeared Matthew Bryan Phillips, the person who executed the foregoing instrument on behalf of Cindy Lynn Phillips and who acknowledged that he executed the same as the free act and deed of the said Cindy Lynn Phillips, through Power of Attorney granted him by the said Cindy Lynn Phillips

Commission expires: 5/26/2002

Elizabeth E. Triplett

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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 Matthew Bryan Phillips 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2002.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE