# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/02 09:47 2pgs
Fees:13.00 Taxes:259.00

20021209-0151176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Warren E. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 4/3/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Warren Phillips | Pinnacle National Bank | 92-5-169 |
| (NAME) | (NAME) | |
| 3019 Albion Street | 211 Commerce Street, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE , TN | Nashville, TN 37209 | |
| (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, **Jon Stark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warren 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:

SITUATED in Davidson County, Tennessee, and being described as follows, to-wit:

BEING the westerly 40 feet of Lot no. 21 on the Plan of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, as of record in Book No. 421, Page 55, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 21 fronts 40 feet on the south side of Eden Street, now Albion Street, and runs back between parallel lines on the easterly margin of 21st Avenue, North, formerly Home Street, 140 feet to an alley.

BEING the same property conveyed to Jon Stark, unmarried by deed from Leland D. Watts, unmarried of record in Instrument # 20010213-0014014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year.

unimproved ☐

This is improved ☒ property, known as 3019 Albion Street, Nashville, TN 37209

(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 22nd day of November, 2002.

Jon Stark by Tim Dunn POA
Jon Stark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Macon Dew, Attorney in Fact for Jon E. Stark, with whom I am personally acquainted or has proven to me on the basis of satisfactory evidence to be the persons who executed the foregoing as attorney in fact for Jon E. Stark for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2002.

My Commission Expires:

_____

Notary Public

DON K. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 4/3/06