WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DEBORAH K. DEVINE
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/04/03 14:57 2pgs
Fees:13.00 Taxes:910.20
20031104-0161892

THIS INSTRUMENT WAS PREPARED BY

STEWART RELOCATION SERVICES, 1980 POST OAK BLVD, ST. 610, HOUSTON, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS M. PHILLIPS	GMAC MORTGAGE CORPORATION	104-13A-57
(NAME)	(NAME)	
401 BOWLING AVE #50	P.O. BOX 780	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	WATERLOO, IA 50704-0780	
(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, DAMON O. BURROWS, II, summarized HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS M. PHILLIPS AND KATHLEEN R. PHILLIPS, HUSBAND AND WIFE,

,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. 57~~ UNIT NO. 50 on the Plan of Richmeade Place, Section IV, of record in Book 5210, Page 16, Register's Office for said County, to which reference is made for a more complete description, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Damon O. Burrows, II, by Warranty Deed from Whiteman Enterprises, LLC, dated April 1, 2003, as of record in Instrument No. 20030407-0045796, Register's Office of Davidson County, Tennessee.
NOTE: PRIOR DEED HAD INCORRECT DESCRIPTION OF LOT NO. 57. THE CORRECT DESCRIPTION IS UNIT NO. 50.

Being the same property conveyed to DAMON O. BURROWS, II, by deed from _____, dated ___ and filed of record in Record Book _____, page ____, Register's Office for DAVIDSON County, Tennessee.

Subject to Restrictions of record in Deed Book ____, Page ____, Deed Book ____, page ____, Deed Book ____, page ____, and Deed Book ____, page ____, said Register's Office.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS of RECORD.

unimproved ☐

This is improved ☒ property, known as 401 BOWLING AVENUE #50 NASHVILLE 37205

(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 19TH day of SEPTEMBER, 2003.

DAMON O. BURROWS, II

STATE OF N. J.
COUNTY OF Essex

Before me, a Notary Public in and for said County and State, personally appeared DAMON O. BURROWS, II, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nutley, N. J. this 19th day of Sept, 2003.

Commission expires:

Betty Holloway
Notary Public

BETTY HOLLOWAY
Notary Public of New Jersey
My Commission Expires December 28, 2006

STATE OF

COUNTY OF

Before me, a Notary Public in and for said County and State, personally appeared , individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at _____, _____ this 18th day of Sept, 2003.

Commission expires:

_____
Notary Public

BETTY HOLLOWAY
Notary Public of New Jersey
My Commission Expires December 28, 2006

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

#839