(1)

WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2004.

Notary Public

MY COMMISSION EXPIRES: 2/6/07
(AFFIX SEAL)

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Phillips	Michael Phillips	161-11A/219
(NAME)	(NAME)	
438 Huntington Ridge	438 Huntington Ridge	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Gayle M. Fitzgerald

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Phillips,

HEREINAFTER CALLED THE GRANTEE(S), 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. 219 on the Plan of Huntington Ridge Townhomes, as of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gayle M. Fitzgerald from D.H. Peppers by deed dated October 5, 1995 and filed for record on October 6, 1995 in Book 9820, page 768, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2004 taxes and all subsequent years are a lien but not yet due and payable.

2003 County taxes have been paid in the amount of $1,126.68.

Any and all matters as shown on the plan of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee.

Master Deed as of record in Book 4729, page 687, said Register's Office.

All easements, restrictions, and other matters as of record are in said Register's Office.

Davidson County DEEDWARR
Recvd: 07/06/04 11:10 2pgs
Fees:13.00 Taxes:429.20
20040706-0079860

unimproved ☐

This is improved ☒ property, known as 438 Huntington Ridge, 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.

9 00

Witness my hand this 30th day of June, 2004.

Gayle M. Fitzgerald

Gayle M. Fitzgerald

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle M. Fitzgerald, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 30th day of June, 2004.

Commission expires: 2/6/2007

Notary Public

