Box 13 # 9623

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/13/05 13:58 2 pgs
Fees:13.00 Taxes:558.33
20050413-0041200

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Randall Phillips	Fifth Third Mortgage Co.	082-03-0
1103 Lischey Avenue	336 Main Street	GROUP
Nashville, Tennessee 37207	Franklin, Tn. 37064	PARCEL 446.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand Nine Hundred Dollars and Zero Cents ($150,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Voda Property Development, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Randall Phillips and Haley White, both unmarried, as joint tenants with right of survivorship, 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 Lots 3 and 4 on the Plan of Oakwood Park of record in Book 421, page 12, 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 Voda Property Development, LLC., by Quitclaim Deed from David Wheeler and Samantha Crew, unmarried persons, of record as Instrument No. 20050120-0006957 and corrected and re-recorded as Instrument No. 20050413-0041199 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

unimproved ☐

This is improved ☒ property known as 1103 Lischey Avenue, Nashville, TN 37207

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 8th day of April, 2005.

Voda Property Development, LLC

By: _____
Samantha Crew, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samantha Crew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager of Voda Property Development, LLC., the within named bargainor, a limited liability company, and that she as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April, 2005.

Commission expires: October 12, 2005

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee