File No. 260101499

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/13/06 14:10 2 pgs
Fees:13.00 Taxes:196.10

20060213-0017280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Phillips	John Phillips	
(NAME)	(NAME)	
1003 Granada Drive		083-01-0-178.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Melody McFarlane, Blair McFarlane, Maria James, Trustee, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Phillips, unmarried, HEREINAFTER CALLED THE GRANTEE(S), 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 the easterly 50 feet of the westerly 100 feet of Lot No. 28 on the Plan of the W.J. Hyronemus Addition of record in Book 161, page 174, Register's Office for said county.

Said part of Lot No. 28 fronts 50 feet on the northerly margin of Granada, formerly Bailey Avenue, and runs back between parallel lines, parallel to and 50 feet east of the esasterly margin of Laurent Street, 168 feet to an alley.

Being the same property conveyed to Maria James, Trustee by Warranty Deed to Trustee from Buford Earl Foxx of record in instrument no. 200108280093559, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1003 Granada Drive, Nashville, TN 37076
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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/our hand(s) this 9th day of February, 2006.

Blair McFarlane

Maria James

Melody McFarlane

STATE OF TN

COUNTY OF ~~WILSON~~ Rutherford Notary for Maria James

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria James with whom I am personally acquainted and who upon her oath acknowledged herself to be the trustee of the Maria James Trust the within named bargainer, a corporation, and that, Maria James as such trustee, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Maria James as such trustee.

Witness my hand and official seal Mt. Juliet, Tennessee, this 9th day of February, 2006.

My Commission Expires: 5-18-08

Notary Public

LINDA D. McMANAHAN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melody McFarlane and Blair McFarlane, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of February, 2006.

Commission expires:

Notary Public

File Number: 260101499

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008