Davidson County DEEDWARR
Recvd: 07/24/06 08:52 2 pgs
Fees:13.00 Taxes:462.13
20060724-0088525

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Dorothy Desoyners	Dorothy Desoyners	092-13-0
3522 Elkins Avenue	4116 Westlawn Drive	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 169.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Four Thousand Nine Hundred Dollars and Zero Cents ($124,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Walter Phillips, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dorothy Desoyners, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 12 of Block 17 on the Map of Charlotte Park 2nd Addition of record in Plat Book 57, page 160 and 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more comp0lete description of the property.

BEING the same property conveyed to Walter Phillips and Marita G. Phillips, his wife, by deed dated July 11, 1984, from Michael J. McMillen, Trustee, of record in Book 6337, page 491, Register's Office fro Davidson County, Tennessee; the said Marita G. Phillips having since died on January 17, 2005.

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

This is:

unimproved ☐

improved ☒ property known as 3522 Elkins Avenue, Nashville, Tennessee 37209

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 21st day of July, 2006.

Walter Phillips

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A.Watts, a Notary Public in and for said County and State, the within named Walter Phillips, the bargainor, 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 and official seal at Nashville, Tennessee, this 21st day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY