WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

BOX 13
12121

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Phillips	Randy Phillips	38-32
(NAME)	(NAME)	
4162 Blueberry Hill Road	4162 Blueberry Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Michael Cothern and wife Donna Cothern, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy Phillips and Myra L. 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:

See Exhibit A

Being the same property as conveyed to Michael W. Cothern and wife, Donna Cothern by deed of record in instrument # 199912140303130, Said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4162 Blueberry Hill Road, Nashville, TN 37218

(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.

Davidson County DEEDWARR
Recvd: 08/24/06 15:16 3 pgs
Fees:18.00 Taxes:332.63

20060824-0104815

Witness my hand this 18th day of August, 2006.

Michael Cothern

Michael Cothern

Donna Cothern

Donna Cothern

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Cothern and Donna Cothern 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2006.

Commission expires: 3/20/2010

Victory Hollywood
Notary Public

Victory Hollywood
Notary Public
03/20/2010
State of
TENNESSEE
Davidson County

EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the easterly margin, 25.0 feet from the center line of Blueberry Hill Road, the most northwest corner of this tract, and being located along the margin of said road, S. 11 deg. 43 min. 54 sec. E. 177.00 feet from an iron pin set in the margin of said road, corner to Gary E. Simpson property, of record in deed book 4957, page 195, Register's Office, Davidson County, Tennessee; thence, from said beginning point and leaving said road, N. 66 deg. 10 min. 56 sec. E 1200.18 feet to an iron pin set in the line of Scott Moore property of record in deed book 6645, page 792; thence, with the line of said Moore, S. 39 deg. 38 min. 50 sec. W. 378.21 feet to an iron pin set in the line of said Moore, thence, S. 60 deg. 30 min. 25 sec. W. 719.53 feet to an iron pin set; thence, S. 4 deg. 23 min. 24 sec. W 100.50 feet to an iron pin set; thence, S. 33 deg. 17 min. 48 sec. W. 71.08 feet to an iron pin set in the margin of said Blueberry Hill Road; thence, with the margin of said road, N. 40 deg. 19 min. 27 sec. W. 154.12 feet to a point; thence, with a curve to the right having a central angle of 28 deg. 35 min. 33 sec., a radius of 335.35 feet, an arc length of 167.35 feet, and a chord of N. 26 deg. 01 min. 41 sec. W. 165.62 feet to a point; thence, N. 11 deg. 43 min. 54 sec. W. 55.23 feet to the beginning, containing 5.14 acres more or less.