WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/06 11:29 2 pgs
Fees:13.00 Taxes:1231.73

20061016-0128004

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,900.00

Karen D Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2006.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin D. Willis	First Bank Mortgage	Map 104-13-A
(NAME)	(NAME)	
401 Bowling Avenue Unit 50	6110 Shallowford Road	Parcel 57
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Chattanooga, TN 37421	
(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, **THOMAS M. PHILLIPS AND WIFE, KATHLEEN R. PHILLIPS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN D. WILLIS AND WIFE, KAREN D. WILLIS,** 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:

Land in Davidson County, Tennessee, being unit No. 50 on the Plan of Richmeade Place, Section IV, of record in Plat Book 5210, page 16, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description thereof, together with one membership in Richmeade Place Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Thomas M. Phillips and Kathleen R. Phillips, husband and wife, by deed dated September 19, 2003, from Damon O. Burrows, II, of record in Instrument #20031104-0161892, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantor; (b) all matters appearing on the plan of record in Book 5210, page 16, said Register's Office; (c) restrictive covenants and Bylaws of record in Book 4941, page 367, Book 5036, page 338, Book 5213, page 945 and Book 5238, page 385, said Register's Office; and (d) P.U.D. Boundary plat of record in Book 4675, page 160, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Bowling Avenue Unit 50, Nashville, TN 37205

(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.

Witness our hands this 13th day of October, 2006.

Thomas M. Phillips

Kathleen R. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas M. Phillips and Kathleen R. 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 13th day of October, 2006.

Commission expires:

Notary Public

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE