WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/06 09:58 2 pgs
Fees:13.00 Taxes:1201.96

20061208-0151816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,853.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/07

(AFFIX SEAL)

DEBORAH K. ELLIOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires January 23, 2007

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 3rd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Scott Witherow	Community First Bank & Trust	Map 83-9
(NAME)	(NAME)	
1206 Gartland Avenue	501 S. James Campbell Blvd.	
(ADDRESS)	(ADDRESS)	Parcel 76.00
Nashville, TN 37206	Columbia TN 38401	
(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, **KEITH P. PHILLIPS AND WIFE, HEATHER J. PHILLIPS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS SCOTT WITHEROW AND WIFE, SHANA ALIVIA BROGDEN WITHEROW,** 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 the easterly half of Lot No. 2 of Block No. 2 on the plan of D.H. Bailey's Subdivision of part of the Allison Property, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee. Said part of Lot No. 2 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Keith P. Phillips and wife, Heather J. Phillips by deed from John Dalton, Jr. of record as Instrument No. 20050406-0037783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 73, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1206 Gartland Avenue, Nashville, TN 37206

(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 _____ day of November, 2006.

Keith P. Phillips

Heather J. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Keith P. Phillips and wife, Heather J. Phillips the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and 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 November, 2006.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public