136 x 36 (1)

File No. 270800759

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/07 14:32 2 pgs
Fees:13.00 Taxes:502.83
20070827-0102680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011

(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe P. McKenzie	SAME	150-11-0 197.00
(NAME) 513 Spring Garden Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	
(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, WE, **RANDALL E. PHILLIPS AND WIFE, KIMBERLY D. PHILLIPS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE P. MCKENZIE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 316 on the Plan of Towne Village of the Country, Section 4-A, as shown by plat of record in Book 6250, Pages 20, and as revised in Book 6546, Page 54, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Randall E. Phillips and wife, Kimberly D. Phillips by Warranty Deed from William Gregory Conway and wife, Melodie Ann Conway, and shown of record in Book 9182, Page 267, Register's Office for said County.

Subject to all matters as set forth per Book 6250, Pages 20, and Book 6546, Page 54, Register's Office of said County.

Restrictive Covenants of record in Book 6304, Page 985, Register's Office of 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 513 Spring Garden Court, Antioch, TN 37013
(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 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 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 hands this 24th day of August, 2007.

Randall E. Phillips

Kimberly D. Phillips

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Randall E. Phillips and wife, Kimberly D. Phillips the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of August, 2007.

Commission expires:

June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270800759

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027