WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Phillips	Bank of America Home Loans	01200014200
(NAME)	(NAME)	
8127 Old Springfield Pike	2021 N. Gallatin Rd/Ste#280	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Madison , TN 37115	
(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, Wanda Wood Bond , an unmarried individual, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Phillips, a single man, 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:

A certain tract or parcel of land lying in the 10th Civil District of Davidson County, in the state of Tennessee, described as follows:

Beginning at a railroad spike in the centerline of the Old Nashville-Springfield Pike at the common corner of H.W. Everett property of record in Book 1734, Page 611, Register's Office for Davidson County, Tennessee; thence with said centerline of said Pike, S. 28 degrees 30'E 150.00 feet to a point; thence leaving road, S. 76 degrees 30'W, 742.8 feet to a point in the Northerly right of way line at the L & N Railroad; thence with said Railroad Right-of-way, N 62 degrees 00' W, 226.37 feet to and iron pin, being the Northwest corner of this tract and corner to said H.W. Everett; thence with a fence line, N 76 degrees 30'" E, 873.5 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Wanda Wood Bond from Joshua A. Bond by Quit Claim Deed of record as Instrument Number 20061128-0146605, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT-OF-WAY OF OLD NASHVILLE SPRINGFIELD HWY. AND THE RIGHT-OF-WAY OF THE L & N RAILROAD.

unimproved ☐

This is improved ☑ property, known as 8127 Old Springfield Hwy., Goodelttsville, TN 37072
(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 my hand this 29th day of October, 2009.

Wanda Wood Bond

BILL GARRETT, Davidson County
Trans: T20090074671 DEEDWARR
Recvd: 11/03/09 08:46 2 pgs
Fees: 13.00 Taxes: 425.13

20091103-0101215

File No.: 2009-0005
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of October, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Wood Bond** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Deanie L. Gregory
Notary Public, Deanie L. Gregory

