WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039155 DEEDWARR
Recvd: 06/30/11 10:06 2 pgs
Fees:13.00 Taxes:897.25

20110630-0050028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

✓John T Bomar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2011

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Micah A. Phillips	Micah A. Phillips	06108017100
(NAME)	(NAME)	
1224 Winding Way	1224 Winding Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, JOHN T. BOMAR, III AND WIFE, MARGARET H. BOMAR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICAH A. PHILLIPS AND WIFE, JESSICA H. PHILLIPS, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, and being Lot No. 15 and the east one-half of Lot No. 14 and the west parts of Lot Nos. 16 and 17 of Block E on the Map of Section Two, Jackson Park, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Winding Way, 15 feet east of the corner of Lot Nos. 15 and 16; thence southerly 126 feet, more or less, to the line between Lot Nos. 16 and 17; thence southwesterly parallel to the line between Lot Nos. 15 and 17, 75 feet to the line between Lots No. 17 and 18; thence with said line northwesterly 15 feet to the corner of Lot Nos. 17 and 18 in the east line of Lot No. 15; thence with the east line and along the line of Lot No. 18, southwesterly 64 feet 4 inches to the corner of said lot and of Lot Nos. 14 and 19; thence with the line between Lot Nos. 14 and 19, westerly 29 feet, more or less, to a point; thence northerly 222 feet 9 inches, more or less, to the south margin of Winding Way; thence with the margin of the same, easterly 125 feet to the beginning.

Being the same property conveyed to Patricia Waller Bomar and spouse, John D. Bomar, III by Quitclaim Deed from Fred V. Waller and wife, Mary Elizabeth Hicks Waller (as to a two-fifths undivided interest) which Quitclaim Deed is dated November 4, 1987 and recorded in Book 7396, Page 121, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Patricia Waller Bomar and spouse, John D. Bomar, III by Quitclaim Deed from Fred V. Waller and wife, Mary Elizabeth Hicks Waller (as to a two-fifths undivided interest) which Quitclaim Deed is dated November 2, 1988 and recorded in Book 7693, Page 65. Also being the same property conveyed to Patricia Waller Bomar and spouse, John T. Bomar, III by Quitclaim Deed from Fred V. Waller and wife, Mary Elizabeth Hicks Waller (as to a one-fifth undivided interest) which Quitclaim Deed is dated November 21, 1989 and recorded in Book 7988, Page 430, Register's Office for Davidson County, Tennessee. Lastly, being the same property conveyed to John T. Bomar and wife, Margaret H. Bomar by Quitclaim Deed from Thomas E. Stewart, Trustee, which deed is dated June 28, 2004 and recorded as Instrument No. 20040719-0085583, Register's Office for Davidson County, Tennessee.

THE SAID JOHN T. BOMAR, III IS THE SAME PERSON AS JOHN D. BOMAR, III AND IS ONE AND THE SAME PERSON AS JOHN T. BOMAR.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF SECTION TWO, JACKSON PARK, BLOCK E, OF RECORD IN BOOK 843, PAGE 21 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1224 Winding Way, Nashville, TN 37216

(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, 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, 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 29th day of June, 2011.

John T. Bomar III

Margaret H. Bomar

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of June, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John T. Bomar III and Margaret H. Bomar**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115