WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120070873 DEEDWARR
Recvd: 09/20/12 10:22 4 pgs
Fees:23.00 Taxes:943.13

20120920-0085460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 254,900.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF September 20 12
Deputy Register

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MY C
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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
A. Warren Phillips III	New Owner	
(NAME)	(NAME)	131070D00200
1925 Overhill Drive, Unit 1923A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **LINDA A. SCOTT, ONE-HALF TENANT IN COMMON AND KAREN A. TRIBBLE, ONE-HALF TENANT IN COMMON** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A. WARREN PHILLIPS III,** AN UNMARRIED MAN HEREINAFTER CALLED THE GRANTEE, HIS 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 1923 A, OVERHILL CONDOMINIUMS, as shown on plat of record in Plat Book 6900, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Virginia A. Tribble, widowed to Linda A. Scott as a one-half (1/2) tenant in common, and Karen A. Tribble as a one-half (1/2) tenant in common - Reserving a Life-Estate and a general power of appointment to Virginia A. Tribble as recorded on the 9th day of July, 2010 in Instrument No. 20100709-0053931; Quitclaim Deed from Virginia A. Tribble, Trustee, The Para Trust, a Tennessee Revocable Living Trust Agreement to Virginia A. Tribble, widowed as recorded on the 9th day of July, 2010 in Instrument No. 20100709-0053930; Quitclaim Deed from William D. Tribble and Virginia A. Tribble, married persons to The Para Trust as recorded on the 2nd day of April, 1998 in Deed Book 10869, Page 795 and Deed from Deer Creek Properties, Inc. to William D. Tribble and wife, Virginia A. Tribble as recorded on the 9th day of July, 1987 in Deed Book 7292, Page 514, in the Register's Office of Davidson County, Tennessee. The said Virginia A. Tribble died on March 22, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 1925 Overhill Drive Unit 1923A, Nashville, TN 37215
(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 10th day of September, 2012.

Linda A. Scott

Karen A. Tribble

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda A. Scott, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this _____ day of September, 2012.

Commission expires:

Notary Public

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 Karen A. Tribble , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

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 10th day of September, 2012.

Linda A. Scott

Karen A. Tribble

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda A. Scott, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this _____ day of September, 2012.

Commission expires:

Notary Public

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 Karen A. Tribble , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2012.

Commission expires:

Notary Public

State of Florida
County of Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda A. Scott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville, Tennessee~~ Carrabelle, FL this 18 day of September, 2012.

Notary Public

My Commission Expires: 5/24/16

JANALYN DOWDEN
Commission # EE 197873
Expires May 24, 2016
Bonded Thru Troy Fain Insurance 800-385-7019