WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087776 DEEDWARR
Recvd: 10/10/13 11:46 2 pgs
Fees:13.00 Taxes:411.63
20131010-0106456

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,250.00

Roger Joynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2013.

Damaris B. Stratton
Notary Public

MY COMMISSION EXPIRES: 5/28/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Joynes	SAME	08412004700
(NAME)	(NAME)	
P.O. Box 140030		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131631

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Carl Phillips and Sandra T. Neal**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roger Joynes, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 75 on the Plan of Knob Section, Lincoya Hills, of record in Plat Book 2331, page 6, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Carl Phillips and Sandra T. Neal by Executor's Quitclaim Deed from Carl Phillip Executor of the Estate of Philip Wilson Tucker dated July 31, 2013 and filed of record in Instrument 20130812-0084195, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3117 Knobview Dr., Donelson, TN 37214

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 9th day of October, 2013.

Carl Phillips

Sandra T. Neal

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Carl Phillips and Sandra T. Neal, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Carl Phillips and Sandra T. Neal executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2013.

Commission expires: 5/28/17

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public