WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140069131 DEEDWARR
Recvd: 09/16/14 11:53 2 pgs
Fees: 13.00 Taxes: 425.13

20140916-0084791

File No.: ANV-14-1042

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 12TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion Phillips	SWBC Mortgage Corporation	162-12-A-97.00 CO
(NAME)	(NAME)	
1042 Brittany Park Drive	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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, I/WE, **KATE L. CORTELYOU, A MARRIED WOMAN AND RONALD L. MEINHARDT, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARION PHILLIPS, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97, BRITTANY PARK, PHASE 1B, FIRST REVISION, as shown on plat of record in Plat Book 9700, Page 610, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kate L. Meinhardt, unmarried, and Ronald L. Meinhardt, married, as tenants in common with rights of survivorship by Warranty Deed from Colleen Phelan, unmarried, recorded on the 4th day of August, 2009 in Instrument No. 20090804-0072897, in the Register's Office of Davidson County, Tennessee.

Kate L. Meinhardt is now known as Kate L. Cortelyou. Justin Cortelyou joins in the execution of the Warranty Deed for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Kate L. Cortelyou.

Subject property is not the homestead or principal residence of Ronald L. Meinhardt, his spouse, or dependents as defined by statute.

Kate L. Cortelyou executes this instrument on behalf of Ronald L. Meinhard pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20140916 0084790, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1042 Brittany Park Drive, Antioch, TN 37013

(House Number) (Street) (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 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), 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/our hand(s) this 12th day of September, 2014.

Kate L. Cortelyou

Justin. Cortelyou

Ronald L. Meinhardt by Kate L. Cortelyou, AIF

Ronald L. Meinhardt
by Kate L. Cortelyou, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, 2014, before me personally appeared Kate L. Cortelyou to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald L. Meinhardt and who acknowledged she executed the same as the free act and deed of the said Ronald L. Meinhardt.

Witness my hand and official seal, this the 12th day of September, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate L. Cortelyou and Justin Cortelyou, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of September, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY