WARRANTY DEED

File #14200

BILL GARRETT, Davidson County
Trans:T20140085171 DEEDWARR
Recvd: 11/12/14 10:24 2 pgs
Fees:13.00 Taxes:814.00
20141112-0104022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-20-16
(AFFIX SEAL)

MARY JANE KNOX NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Tipton, Jr.	U.S. Bank ~~New Owner~~	-172-12B-365.00CO
(NAME)	(NAME)	
3041 Cody Hill Rd.	3301 S. Rider Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(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, **Amy E. Phillips and husband, Mark L. Phillips,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph B. Tipton, Jr. and wife, Loraine Tipton,** HEREINAFTER CALLED THE GRANTEES, HER 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 Lot No. 198 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy E. Phillips and husband, Mark L. Phillips by Warranty Deed from Rita Majnerich, unmarried, of record in Instrument No. 20020409-0043637, Register's Office for Davidson County, Tennessee, dated December 5, 2001 and recorded on April 9, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) all matters show in Plan of Bradford Hills, Section Fourteen of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, page 739; Declaration of Covenants, Conditions and Restrictions of Bradford Hills of record in Book 8069, Page 170, and Book 9384, page 290; By-Laws of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 531; Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 520; Easement(s) to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 606 and Book 1318, page 441; Deeds of Conveyance for water mains of record in Book 8377, page 769 and Book 9988, page 932; Deeds of Conveyance for sewer mains of record in Book 8377, page 808, and Book 9988, page 928; Conveyance of open space to Bradford Hills Homeowners Association, Inc., of record in Book 8154, page 304; Conveyance of common areas to Bradford Hills Homeowners Association, Inc., of record in Book 9779, page 672, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3041 Cody Hill Rd., Nashville, TN 37211

(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 3rd day of November, 2014.

Amy E. Phillips

Mark L. Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal this 3rd day of November, 2014

NOTARY PUBLIC

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027