This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **15-1081**

BILL GARRETT, Davidson County
Trans:T20150022909 DEEDWARR
Recvd: 03/30/15 12:04 2 pgs
Fees:13.00 Taxes:1257.63
20150330-0027010

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **3/26/2015**, by and between **Bryan J Phillips and Mary J Phillips, husband and wife**, parties of the first part, and **Gabriel A Watson and Katie H Watson, husband and Wife** party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 204 on the Cluster Lot Development of Winfield Park, Phase 1, Section 2, Revision 2, of record in Instrument Number 20010313-0024087, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Bryan J. Phillips and Mary J. Phillips, Husband and Wife by deed from Joseph Robertson, dated 01/25/2006, of record in Instrument Number 20060131-0012070, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 172140B20400CO

☒ Improved **4712 Sterling Cross, Nashville, TN 37211**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Bryan J Phillips by Mary J Phillips as attorney in fact
Bryan J Phillips
By: Mary J. Phillips, Attorney-In-Fact

Mary J Phillips
Mary J Phillips

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mary J Phillips to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of March, 2015..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 26th day of March 2015, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary J. Phillips, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Bryan J. Phillips, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Power of Attorney recorded in Instrument No. 20150330-0027009 in said Register's Office.

Witness my hand and official seal at office, this 26th day of March 2015.

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Gabriel A Watson and Katie H Watson**

and Address: **4712 Sterling Cross, Nashville, TN 37211**

Mail tax bills to FNB Bank; 10 Cadillac Dr, Suite 100, Brentwood TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $339,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 26th day of March, 2015..

Notary Public

My Commission Expires:

JO ANN HARRISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 2, 2018