BILL GARRETT, Davidson County
Trans: T20150026872 DEEDWARR
Recvd: 04/10/15 11:20 2 pgs
Fees: 13.00 Taxes: 392.20
20150410-0031633

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 106,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2015.

Notary Public

My commission expires: 02.11.16

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MATTHEW PHILLIPS	Peoples Home Equity	**05212007400**
621 CANTON PASS	150 N. Seven Oaks	
MADISON, TN 37115	Knoxville, TN. 37922	

FOR AND IN 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 ACKNOWLEDGE, WE,

BARBARA D. BRAKE, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW PHILLIPS, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 22 ON THE PLAN OF SCHOOLSIDE HEIGHTS AS OF RECORD IN BOOK 3700 PAGE 38 REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO FRED W. BRAKE, ET UX, BARBARA D. BRAKE, BY DEED FROM C. E. BIRDWELL, ET UX, JEANETTE BIRDWELL, DATED 12/08/1970 AND RECORDED ON 12/11/1970 IN BOOK 4466, PAGE 177, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID FRED W. BRAKE AKA FRED WYATT BRAKE DIED ON NOVEMBER 06, 2007 PER CERTIFICATE OF DEATH DATED NOVEMBER 14, 2007, STATE OF TENNESSEE OFFICE OF VITAL RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 621 CANTON PASS, MADISON, TN 37115.

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 in 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/our hand(s) this 30th day of March, 2015.

Barbara D Brake
BARBARA D. BRAKE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, BARBARA D. BRAKE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2015.

Notary Public

My Commission Expires: 3-01-16

