Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029417 DEEDWARR
Recvd: 04/20/15 09:33 2 pgs
Fees:13.00 Taxes:850.63
20150420-0034697

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Phillips and Elizabeth Phillips, husband and wife	Volunteer Mortgage, Inc.	042 15 0 034.00
(NAME)	(NAME)	
116 W Marthona Road		
(ADDRESS)	(ADDRESS)	
Madison 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($229,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy M. Childs and Jennifer M. Childs, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Phillips and Elizabeth Phillips, husband and wife**, 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 the 11th, formerly 19th Civil District of Davidson County, Tennessee, being Lots Nos. 31, 32, 33, and 34 of Block C on the Plan of Marthona, not of record, described according to a survey made by J. A. Mefford, Surveyor, December, 1937, as follows:

Beginning in the Westerly margin of Marthona Road, formerly Ezzell Road West, at a point 550.3 feet South of the Southerly margin of Old Hickory Boulevard; thence North 86 degrees 2 minutes West, a distance of 275 feet to a point, thence South 2 degrees 58 minutes West 100 feet to a point; thence South 86 degrees 2 minutes East a distance of 275 feet to a point in the Westerly margin of Marthona Road, formerly Ezell Road West; thence in a Northerly direction along the Westerly margin of Marthona Road, formerly Ezell Road West, 100 feet to the point of beginning.

Being the same property conveyed to Jeremy M. Childs and Jennifer M. Childs, husband and wife, as Tenants by the Entirety by Warranty Deed from Shannon Danielle Patterson, unmarried, dated October 31, 2007 and recorded November 02, 2007 as Instrument No. 20071102-0129549, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151236

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 116 W Marthona Road, 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, has 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 our hands this 15th day of April, 2015.

Jeremy M. Childs

Jennifer M. Childs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jeremy M. Childs and Jennifer M. Childs, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-151236