WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 01-25-2016

BILL GARRETT, Davidson County
Trans:T20150032376 DEEDWARR
Recvd: 04/29/15 10:57 2 pgs
Fees:13.00 Taxes:296.00

20150429-0038247

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2015

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Greg A. Meyer	Greg A. Meyer	034-05-0A-064.00 CO
(NAME)	(NAME)	
570 Thomas Jefferson Cir.	570 Thomas Jefferson Cir.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Danielle Lintzenich Phillips, also known as Danielle Lintzenich,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Greg A. Meyer and wife, Jessica Hazard,** 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 Unit No. 64 on the plan of Monticello Manor, a plan of which is of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Danielle Lintzenich is now known as Danielle Lintzenich Phillips.

Quentin Phillps herein joins to convey any and all right and interest he may have; including but not limited to his marital rights.

BEING the same property conveyed to Danielle Lintzenich by Special Warranty Deed from Federal National Mortgage Association, dated 1/25/11 and recorded 2/3/11 in Instrument No. 20110203-0009817, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 570 Thomas Jefferson Cir., Madison, TN 37115
(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/our hands this 22nd day of April, 2015.

Danielle Lintzenich Phillips

Quentin Phillips

State of Tennessee
County of Sumner

Personally appeared before me Danielle Lintzenich Phillips and Quentin Phillips with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of April, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 150283

