Davidson County	DEEDWARR
Recvd: 08/04/15 11:51	3 pgs
Fees:18.00 Taxes:939.80	
20150804-0077124	

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyle Phillips	Movement Mortgage, LLC	14702001800
(NAME)	(NAME)	
444 Coventry Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, James H. Hillin, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lyle Phillips and wife, Allyson Phillips, 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. 145 on the Plan of Abbay Hall Section II of record in Plat Book 2331, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Westerly margin of Bellengrath Drive at the corner of Lots 145 and 146; thence with the line between said lots Westerly 199.3 feet to a corner of Lot 144; thence with the line between Lots 144 and 145, Southerly 211.8 feet to the North margin of Coventry Drive; thence with the margin of the same Easterly 111 feet to the beginning of curve; thence around said curve Northeasterly 36.9 feet to the Westerly margin of Bellengrath Drive; thence with the margin of the same Northerly 137 feet to the point of beginning.

Being the same property conveyed to James H. Hillin by Quitclaim Deed from John H. Hillin and James H. Hillin of record in Instrument No. 20150721-0071362 Register's Office for Davidson County, Tennessee, dated July 9, 2015, and recorded on July 21, 2015, and also being the same property conveyed to John H. Hillin and James H. Hillin by Warranty Deed from Darry Huntsman and Alisa Huntsman, husband and wife, of record in Instrument No.20140916-0084774 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 16,2014, and also being the same property conveyed to Darry Huntsman and wife, Alisa Huntsman by Deed from Robert O. Angel, Jr., an unmarried man of record in Instrument No. 20030813-0116167 Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 13, 2003

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Allyson Phillips, spouse of the above named Lyle Phillips, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 444 Coventry Drive, 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 31st day of July, 2015.

James H. Hillin

STATE OF TENNESSEE

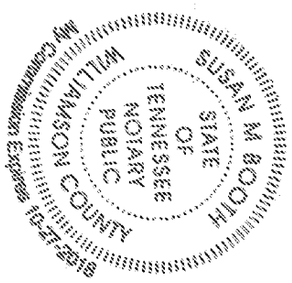
COUNTY OF DAVIDSON

On this 31st day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James H. Hillin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).