# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/15 08:35 3 pgs
Fees:18.00 Taxes:74.00
**20151109-0113541**

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-13-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Claude E. Wair | New Owner | Map 033-00-0 Parcel 277.00 |
| (NAME) PO Box 246 | (NAME) | |
| (ADDRESS) Whites Creek, TN 37189 | (ADDRESS) | |
| (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, WE, Stuart J. Phillips and Aldona Phillips, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Claude E. Wair, 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:

BEING Lot No. 2, on the Plan of The Resub of part of Lot 6 D. M. Moore's Land Dickerson Road, of record in Plat Book 8250, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the same property conveyed to Stuart J Phillips and Aldona Phillips, husband and wife, by Deed from Sherrie Watson and Mary Emily Ball and Sherrie Watson, Administra CTA, of record in Book 10337, Page 463, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in 8250, Page 920, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Driveway of record in Book 3538, Page 418 and Re-imposed in Book 6027, Page 528, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sewers and/or Storm drainage of record in Book 7468, Page 535, said Register's Office.

This conveyance is subject to easement access for water line, maintain, repair, etc. of record in Book 2153, Page 2404 and Book 2496, Page 267, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 1113 Campbell Road, Goodlettsville, TN 37072
(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 our hands this 6th day of November, 2015.

Stuart J. Phillips

Aldona Phillips

STATE OF TENNESSEE

COUNTY OF Robertson

On this 6th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stuart J. Phillips and Aldona Phillips**, 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 they executed the same as their free act and deed.

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

My Commission Expires:

5-3-16

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# True Copy Certification

I, Pam S Atchley, do hereby make oath that I am a licensed 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 Robertson

Personally appeared before me, Frankie A. Matthews, a notary public for this county and state, Pam S Atchley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-3-16

Notary' Seal (if on paper)