BILL GARRETT, Davidson County
Trans:T20160023710 DEEDWARR
Recvd: 03/23/16 14:08 2 pgs
Fees:13.00 Taxes:421.80
20160323-0027584

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2016

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Eric Rustmann	new owner	86-11A-73
(NAME)	(NAME)	
204 Raintree Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160217

For and 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 acknowledged, **I, BETTY I. PHILLIPS, MARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ERIC RUSTMANN**, unmarried 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. :

A certain Condominium Apartment in Davidson County, Tennessee, described as follows: Unit No. 1, Building No. 13 in Raintree Village, (a Condominium), created under Chapter 27, Title 64 of the Tennessee Code Annotated, as amended and as established by a Master Deed of record in Book 4753, page 140, as amended and modified by a Deed of Amendment of record in Book 4980, page 376, Register's Office for Davidson County, Tennessee, and further amended in Book 5165, page 781 and Book 5172, page 77, Register's Office for said County, and as shown on revised plat of Hermitage Woods Condominium Apartments, Phase 11 and 11-A, as of record in Book 4860, pages 62 through 64, said Register's Office, to which reference is hereby made. Garage No. 13-1 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Betty I. Phillips by deed from Betty E. Phillips, dated May 14, 2008, of record in Instrument No. 20080627-0066362, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 204 Raintree Drive, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 22nd day of March, 2016

Betty I. Phillips

Betty I. Phillips

Howard Phillips

Howard Phillips

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Betty I. Phillips and Howard Phillips, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2016.

DON KEITH, III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 7/3-17