Davidson County DEEDWARR
Recvd: 06/13/16 11:31 3 pgs
Fees:18.00 Taxes:673.40

20160613-0059463

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Danny R Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny R Phillips	Fifth Third Mortgage Company	108-04-0-A-011.00 CO
(NAME)	(NAME)	
705 Kennington North	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati, OH 45227	
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia K Coughenour, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Danny R Phillips, an unmarried man,** hereinafter called the GRANTEE, his 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. 11, Section One, Villages of Larchwood, as of record in Plat Book 7900, Page 106, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Patricia K Coughenour by deed executed 6/21/1994 of record in Book 9387, Page 154, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Patricia K Coughenour by Christina Anita Lance as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20160613-0059462 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 705 Kennington North, Nashville, TN 37214
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 10th day of June, 2016.

Patricia K. Coughenour

By: Christina Anita Lance, Attorney-in-fact

Patricia K Coughenour
By: Christina Anita Lance, Attorney-in-Fact

State of Colorado
County of Ouray

Before me personally appeared Christina Anita Lance, the person who executed the foregoing instrument on behalf of Patricia K Coughenour, and acknowledged that she executed the same as the free act and deed of the said Patricia K Coughenour, through Power of Attorney granted her by the said Patricia K Coughenour.

WITNESS my hand and seal this ~~10th~~ 9th day of June, 2016.

Susan M Leverenz

Notary Public
My Commission Expires: 1-19-2020

SUSAN M LEVERENZ
Notary Public
State of Colorado
Notary ID 20064021499
My Commission Expires Jan 19, 2020

File No.: 20225

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY