WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1748

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054003 DEEDWARR
Recvd: 06/24/16 11:11 2 pgs
Fees:13.00 Taxes:1039.50
20160624-0064593

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norman F. Dashiell	USAA Federal Savings Bank	181030A22200CO
(NAME)	(NAME)	
6951 Calderwood Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	San Antonio, TX 78288-	
(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, We, **Jeffrey C. Phillips and Melissa D. Phillips,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Norman F. Dashiell,** 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. 14, on the Plan of Revision One, 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050301-0022508, Register's Office for Davidson County, Tennessee, to which said plan reference in hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey C. Phillips and spouse, Melissa D. Phillips by Warranty Deed from Lifestyle Home Builders, Inc, a Tennessee Corporation, of record in Instrument No. 2006719-0086962, Register's office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 6951 Calderwood Drive, Nashville, TN 37013
(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 21st day of June, 2016.

Jeffrey C. Phillips

Melissa D. Phillips

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey C. Phillips and Melissa D. 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 21st day of June, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 10896

