BILL GARRETT, Davidson County
Trans:T20160086410 DEEDWARR
Recvd: 09/30/16 16:08 2 pgs
Fees:13.00 Taxes:925.00

20160930-0103610

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 15360

260

{ ADDRESS NEW OWNER:	{SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Karen Nelson	{New Owner	}073160040000 }
{109 Jackstaft Drive	{	} }
{Hendersonville, TN 37075	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, David E. Phillips and Debra K. Phillips, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Karen Nelson, a single person (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sunset View, Section 3, as of record in Book 2663, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 90 feet on the southerly side of Cabin Hill Road and extends back 205 feet on the westerly line and 199.6 fee on the easterly line to a dead line, measuring 104.8 feet thereon.

Being the same property conveyed to M. E. Phillips, David E. Phillips and Debra K. Phillips, as joint tenants with the right of survivorship and not as tenants in common by Quitclaim Deed from M.E. Phillips of record in Instrument Number 20100325-0022206, said Register's Office for Davidson County, Tennessee. The said M. E. Phillips died on July 9, 2015 and upon his death, title was vested in David E. Phillips and Debra K. Phillips as the sole surviving tenants by the entirety.

This is improved real property located on 2423 Cabin Hill Road, Nashville, Tennessee 37214.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All matters as shown on record in Book 2663, page 44, said Register's Office for Davidson County, Tennessee.
3. Covenants as shown on record in Book 2492, page 631, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $250,000.00.
(
(
(Subscribed and Sworn to before me
(this 27th day of September, 2016.
(
(
(My Commission Expires:

Affiant

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors are covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 27th day of September, 2016.

David E. Phillips

Debra K. Phillips

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David E. Phillips and Debra K. Phillips with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 2016.

Notary Public

My Commission Expires: