# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160106692 DEEDWARR
Recvd: 12/05/16 12:22 2 pgs
Fees: 13.00 Taxes: 1665.00

20161205-0127340

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

Warranty Title Insurance Company (Buyer side) #20162726
MST 2016-1639 (Seller side)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy W Phillips | Reliant Bank | 083130W00200CO |
| (NAME) | (NAME) | |
| 1523 Boscobel Street | 101 Creekstone Blvd #200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN37206 | Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, **Crystal Sea Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy W Phillips, a single man,** 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 Unit No. B of The Plan of 322 South 16th Street Townhomes, as shown on Exhibit "B" of 322 South 16th Street Townhomes, of record in Instrument No. 20150421-0035275, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being a portion of the property conveyed to Crystal Sea, Inc., a Tennessee Corporation, by Warranty deed of Michael Ray Dickerson and wife, Kathy Dickerson, husband and wife, of record in Instrument number 20141024-0098428, Register's Office of Davidson County, TN.**

**Subject to:** Property taxes have been prorated and paid at time of conveyance, Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20150421-0035275, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plan Book 2, Page 91, Chancery Court at Nashville, Tennessee.

This property, known as 1523 Boscobel Street, Nashville, TN 37206
(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 hand(s) this 2nd DAY OF December, 2016.

Crystal Sea, Inc.

BY: _____

Kenneth C. Cunningham Title: Its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth C. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of Dec., 2016.

_____
Notary Public

My commission expires: 9/7/20

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 9/7/20