WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170017180 DEEDWARR
Recvd: 02/28/17 09:23 2 pgs
Fees: 13.00 Taxes: 721.50

20170228-0019630

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carrie Elizabeth Manning	new owner	096-06-0-146.00
(NAME)	(NAME)	
633 Cottonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daniel J. Phillips and Melina N. Cawthon, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carrie Elizabeth Manning and Jon Charles Human wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 96 on the Plan of Cloverhill, Section No. II, of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel J. Phillips, an unmarried man by Warranty Deed from Thomas A. Stueck, married, and James E. Dwyer, Jr., unmarried, dated 07/14/2010 recorded 07/21/2010, of record in Instrument No. 20100721-0056942, in the Register's Office for Davidson County, Tennessee. The said Daniel J. Phillips having since married. Melina N. Cawthon joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 2133, Page 46; Covenants, conditions, easements and restrictions of record in Book 2145, Page 262; Deed Restrictions contained in Warranty Deed of record in Book 1583, Page 423, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 633 Cottonwood Drive, 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(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 24th day of February, 2017.

Daniel J. Phillips

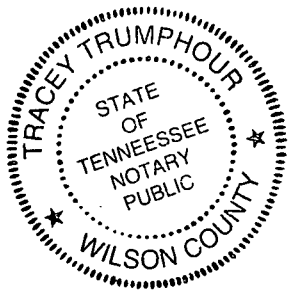
Melina N. Cawthon

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel J. Phillips and Melina N. Cawthon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of February, 2017.

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122