17-CD-046

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,650.00.

Leslie M. Callum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2017.

Suzanne Thomas
Notary Public

MY COMMISSION EXPIRES: 3-18-19

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170019820 DEEDWARR
Recvd: 03/08/17 09:49 2 pgs
Fees: 13.00 Taxes: 573.69
20170308-0022806

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim White	Timothy White	MAP & PARCEL
8211 Coley Davis Rd	725 Hill Road.	141-06-0B-004.00-CO
Nashville, TN 37221	Brentwood TN 37027	
(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, **Tracy Lynne Phillips**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy D. White and Evette White, husband and wife**

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. 104 of poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, Page 931, amended in Book 11662, Page 988, Book .11662, Page 993, Instrument No. 200002110014075, and Instrument No. 200006090057726, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, Pages 829 and 830, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Tracy Lynne Phillips by Warranty deed from Phillip Davis, married of record in Instrument No. 20070405-0041204 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 05, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8211 Coley Davis Rd, Nashville, TN 37221.**

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 hand this the 28th day of February, 2017.

Tracy Lynne Phillips
by Samuel F. Anderson Atty in fact

Tracy Lynne Phillips
By: Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2017.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Tracy Lynne Phillips**, as her Attorney in Fact, as the free act and deed of the within named **Tracy Lynne Phillips**.

Witness my hand and official seal this the 28th day of February, 2017.

My Commission expires 3/24/2019

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY