BILL GARRETT, Davidson County
Trans:T20170027611 DEEDWARR
Recvd: 04/03/17 09:23 2 pgs
Fees:13.00 Taxes:592.00
20170403-0031927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Teresa L. Phillips
Affiant

Subscribed and sworn to before me, this 31ST DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/2/20

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa L. Phillips and Richard E. Phillips	TERESA L. PHILLIPS (NAME)	
209 Cunniff Parkway (ADDRESS)	209 CUNNIFF PARKWAY (ADDRESS)	033-14-0-054.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Melvin R. Boyd and wife, Elizabeth L. Boyd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Teresa L. Phillips and Richard E. Phillips, hereinafter called the Grantees, their heirs and assigns, that 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. 15 ON THE PLAT OF PLEASANT MILL, AS OF RECORD IN BOOK 2900, PAGE 69, AS AMENDED BY SURVEYORS CERTIFICATE OF RECORD IN BOOK 3956, PAGE 688, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH MARGIN OF CUNNIFF PARKWAY AT THE CORNER OF LOTS NOS. 14 AND 15; THENCE EAST WITH SAID PARKWAY, 162.5 FEET TO A CONCRETE MONUMENT; THENCE WITH A CURVE IN A SOUTHWESTERLY DIRECTION, 37.77 FEET TO A MONUMENT IN THE WESTERLY MARGIN OF NELLA DRIVE; THENCE WITH SAID DRIVE IN A SOUTHERLY DIRECTION ALONG A CURVE, 122.5 FEET TO THE CORNER OF LOTS NOS. 15 AND 16; THENCE IN A WESTERLY DIRECTION ALONG THE DIVIDING LINE OF SAID LOTS, 283.35 FEET TO A POINT IN THE EAST LINE OF LOT NO. 14; THENCE NORTH WITH THE LINE BETWEEN LOTS NOS. 14 AND 15, 269.1 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MELVIN R. BOYD AND WIFE, ELIZABETH L. BOYD BY WARRANTY DEED FROM JAMES L. SMITH AND WIFE, SHIRLEY F. SMITH OF RECORD IN BOOK 6039, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 209 Cunniff Parkway , Goodlettsville, TN 37072
(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 31st day of March, 2017.

WARRANTY DEED
(Continued)

Melvin R. Boyd

Elizabeth L. Boyd

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvin R. Boyd and wife, Elizabeth L. Boyd, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072