BILL GARRETT, Davidson County
Trans:T20170047896 DEEDWARR
Recvd: 06/06/17 09:56 2 pgs
Fees:13.00 Taxes:1339.40
20170606-0056355

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Carl J. Phillips
4400 Belmont Park Terrace, #164
Nashville, Tennessee 37215

SEND TAX BILL TO:
~~Owner~~ Wells Fargo
P.O. Box 11701
Newark, NJ. 07101

MORTGAGEE:
Wells Fargo
P.O. Box 11701
Newark, NJ 07101

MAP	**131-3**
GROUP	**C**
PARCEL	**164.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Valerie Volkert, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Carl J. Phillips and Tamara P. Phillips, 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. 164 on the Plan of Arden Place, Section Five, as shown by plat and survey of record in Book 4955, page 41, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Valerie Volkert, by deed from W. Ovid Collins, Jr, married of record in Instrument no. 20111104-0086562, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **4400 Belmont Park Terrace, #164, Nasjville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 30th day of May, **2017.**

Valerie Volkert

Valerie Volkert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Valerie Volkert, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2017.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $362,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 5-8-18

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

#17-9190