Prepared by:
Realty Title & Escrow
2000 Richard Jones Rd.
Nashville, TN 37215

Return to
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

03-1705-38667

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2017.

Notary Public
My commission expires: 8/17/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michaela Ibach 5409 Illinois Ave Nashville TN 37209	New Owner	091-10-0-389.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jayson Ezra Phillips**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michaela Ibach**, unmarried hereinafter called the Grantees, their successors 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 Lot No. 28, on the Revised Plan, Section One, Morrow Meadows, of record in Book 2083, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jayson Ezra Phillips, an unmarried person by deed from Barbara Ambrose, married, dated September 27, 2013, recorded October 2, 2013, of record in Instrument No. 20131002-0103162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5409 Illinois Ave, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20170050067 DEEDWARR
Recvd: 06/12/17 15:08 2 pgs
Fees:13.00 Taxes:721.50
20170612-0058825

WITNESS my hand this 8th day of June, 2017.

Jayson Ezra Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jayson Ezra Phillips** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of June, 2017.

State of Tennessee at Large

My Commission expires: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY