BILL GARRETT, Davidson County
Trans:T20170074589 DEEDWARR
Recvd: 08/28/17 09:16 2 pgs
Fees:13.00 Taxes:434.75
20170828-0087855

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1156

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of August 2017

Notary Public
Commission Expires: 1/13/20

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alemayehu Tesfaye 860 Dover Glen Dr. Antioch, TN 37211	US Bank N.A. PO Box 20005 Owensboro, Ky. 42304	161 00 0 09007

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert T. Phillips, William Phillips and Betty Phillips Hagan

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alemayehu Tesfaye, a married man

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:

Beginning at a point in the southerly right-of-way of Old Hickory Boulevard, Carnes Road section, said point being 40 feet southerly from the center line of Old Hickory Boulevard, and running along said southerly right-of-way line which is 40 feet southerly from and parallel to the center line of Old Hickory Boulevard, said centerline being on a 5 degree curve to the left, 277 feet to a point in said southerly right-of-way line; thence radially in a northwesterly direction 5 feet; thence continuing parallel to the center line, and 35 feet southerly therefrom, 160 feet to a point; thence south 18 degrees 30 minutes east, 370 feet to a stake; thence south 61 degrees 30 minutes west, 400 feet to a point on a rock; thence north 18 degrees 30 minutes west, 260 feet to the beginning.

Including but excluding property conveyed to the State of Tennessee in Book 7950, Page 224, 227, and 230.

Being a portion of the same property conveyed to Robert T. Phillips, William B. Phillips, and Betty Phillips Hagan by warranty deed from Elmo Phillips and wife, Myrtle B. Phillips of record in Book 5224, page 711 Register's Office for Davidson County , Tennessee, dated 09/28/1977 and recorded on 11/21/1977. See also Deed of Correction in Book 5443, Page 815, of the same Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: Old Hickory Blvd, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of August, 2017.

Robert T. Phillips

William B. Phillips by Robert T. Phillips as attorney in fact
William Phillips by Robert T. Phillips
As Attorney in Fact

Betty Phillips Hagan by Robert T. Phillips as attorney in fact
Betty Phillips Hagan by Robert T. Phillips
As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Robert T. Phillips
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2017.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Robert T. Phillips,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **William Phillips** and acknowledged that he executed the same as the free act and deed of the said **William Phillips,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20170828-0087854, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2017.

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Robert T. Phillips,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Betty Phillips Hagan** and acknowledged that he executed the same as the free act and deed of the said **Betty Phillips Hagan,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20170828-0087853, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2017.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY