Bill Garrett Davidson County
Batch# 1672 DEEDWARR
09/18/2017 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20170918-0095095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-16-20

(AFFIX SEAL)

KENDRA GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

M-FSBO-17-3068

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Phillips and Jaime Phillips	New owners	
(NAME)	(NAME)	
3068 Bluffhollow Gap	3068 Bluffhollow Gap	173-08-0A-131.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN NICHOLE WEBER, AN UNMARRIED WOMAN WILLIAM DOUGLAS COFFEE, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW PHILLIPS AND JAIME PHILLIPS, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 113 on the Plan of Final Plat Section Four, Deer Valley, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20061012-0126729, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Nichole Weber, an unmarried woman, and William Douglas Coffee, Jr., an unmarried man, as tenants in common with right of survivorship by Quitclaim deed from Lauren Nichole Weber, an unmarried woman of record in Instrument No. 20160208-0011601 Register's Office for Davidson County, Tennessee, dated February 4, 2016 and recorded on February 08, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20061012-0126729, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record as Instrument No. 20021212-0153692 and Oak Highlands/Deer Valley Homeowner's Association, Inc., Articles of Merger record as Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee. .
- Quitclaim Deed of common area of record in Instrument Number 20040224-0020945, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20001205-0119205 and as Instrument No. 20020627-0077608, Instrument No. 20001205-0119206, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010503-0045314 and Instrument No. 20020627-0077608, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130523-0052436, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 3068 Bluffhollow Gap, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF AUGUST, 2017.

Lauren Nichole Weber

William Douglas Coffee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kelly Greene Elrod, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gwen Huskey, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gwen Huskey
My Commission Expires: **09/11/2017**

GWEN HUSKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017