Name and Address of New Owner:
Adam McPhail
2604 Nashboro Boulevard
Nashville, TN 37217

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17111385

Map and Parcel: 135 12 0E 291.00

Bill Garrett Davidson County
Batch# 31529 DEEDWARR
11/29/2017 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20171129-0121937

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Williams, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **James Adam McPhail, unmarried**, hereinafter called the GRANTEE, his 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, and being all of Unit No. 291, Nashboro Village at Fairway Pointe, Tract No. 21, Phase Two, according to survey and plat of same appearing of record in Plat Book 4660, page 159 and as shown on amendment to the Restrictions of record in Instrument Number 20050222-0018814, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Patricia Williams, unmarried, by Cash Deed for Tennessee filed for record on July 13, 2011 in Instrument Number 20110713-0053470, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Nashboro Village of record in Book 4827, page 14, Book 5469, page 840, Book 7551, page 907, Book 11703, page 520, Instrument Number 20000316-0027171, Instrument Number 20010322-0027768, Instrument Number 20031118-0168332, Instrument Number 20050222-0018813, Instrument Number 20050222-0018814, and Instrument Number 20070118-0007533, said Register's Office; All matters of plat of Tract #21 of Nashboro Village (boundary plat) as set forth per Plat Book 4660, page 159, and subdivision plat set out in Instrument Number 20050222-001884, said Register's Office; Quitclaim Deed for common area of record in Instrument Number 20021211-0152724, said Register's Office; Charter of HOA for Fairway Pointe HOA of record in Book 11703, page 518, said Register's Office; License to Use Fitness Center and Swimming Pools of record in Instrument Number 20020507-0056329, said Register's Office; Anchor Easement of record in Book 5563, page 5, said Register's Office; Overhead Line Easement of record in Book 4821, page 109 and Book 4815, page 425, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 239, Book 8870, page 887 and Book 8870, page 932, said Register's Office; Grant of Overhead Line Easement of record in Book 11594, page 299, said Register's Office; Charter of HOA for Greens HOA of record in Book 11703, page 579, said Register's Office; Memorandum of Lease for Web Service to Web Service Company, Inc. for 994 unites of record in Book 10690, page 327, said Register's Office; Plat of Nashboro Boulevard of record in Book 4460, page 149-151, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2604 Nashboro Boulevard, Nashville, TN 37217

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 27th day of November, 2017.

Patricia Williams

State of Tennessee

County of Rutherford

Personally appeared before me, Patricia Williams with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of November, 2017.

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of November, 2017.

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/17/18

True Copy Certification

I, Lynn Vaught, do hereby make 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY