RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2018.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 49519 DEEDWARR
01/22/2018 10:04:24 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20180122-0006232

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew W. Phillips and Carre Coy	**NEW OWNER**	160-07-0-034.00
516 Baxter Lane		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Karen Van Eldik, unmarried

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew W. Phillips, an unmarried man, and Carre Coy, an unmarried woman, as tenants in common with right of survivorship

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 Lot(s) 1, as shown on the map entitled Plan of Broadwell Acres, of record in Plat Book 2663, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BETTY AUSTIN LEWIS, by deed from N.C. DUNN, JR. AND WIFE, RUTH B. DUNN, of record in Book 2924, page 495, dated July 10, 1959, said Register's Office. The said Betty Austin Lewis having since died testate leaving Karen Lewis Pertin and Kathryn Lewis Barnes pursuant to her will of record in the Seventh Circuit Probate Court, Davidson County, Tennessee, Docket No. 79351. Karen Lewis Pertin and Kathryn Lewis Barnes conveyed to Maurice A. Lewis of record in Book 8029, page 811, dated January 19, 1990, said Register's Office. Maurice A. Lewis furthered conveyed to Maurice A. Lewis and Karen Van Eldik, by quitclaim of record in Book 9684, page 874, dated May 18, 1995, said Register's Office. Maurice A. Lewis furthered conveyed to Karen Van Eldik, by Quitclaim Deed of record in Book 11032, page 240, dated July 21, 1998, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 516 Baxter Lane, Nashville, TN 37220.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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/our hand(s) this 19th day of January, 2018.

Karen Van Eldik

Karen Van Eldik

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Karen Van Eldik, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th day of January, 2018.**

Notary Public

My Commission Expires:

8.20.2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY