Bill Garrett Davidson County
Batch# 55088 DEEDWARR
02/05/2018 01:52:55 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20180205-0011526

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2018.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Armstrong	New Owner	
1303 Forrest Avenue		059-15-0-172.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LILLIE D. PHILLIPS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON ARMSTRONG, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 206 on the Plan of Haynes Manor, Section 2 of record in Plat Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 206 fronts 75 feet along the Northwesterly margin of Moorman's Arm Road and runs back 137.5 feet on the Southwesterly line and 138.0 feet on the Northeasterly line to a line at the rear measuring 75 feet thereon.

Being the same property conveyed to Lewis B. Phillips and wife, Lillie D. Phillips by Warranty deed from Bobby Joe Halliburton and wife, Marilyn Halliburton of record in Book 5275, page 11, Register's Office for Davidson County, Tennessee, dated April 18, 1978 and recorded on April 19, 1978.

Lewis B. Phillips and Lillie D. Phillips were married on October 20, 1967 in Nashville, TN. At the time of their marriage neither was a party to another marriage, their marriage continued uninterrupted until the death of Lewis B. Phillips in Rutherford County on July 06, 2002. Lillie D. Phillips conveys as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 652 Moorman's Arm Road, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of February, 2018.

Lillie D. Phillips by Karen D. Phillips, attorney in fact

Lillie D. Phillips by Karen D. Phillips,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 2018 before me personally appeared Karen D. Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lillie D. Phillips as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Lillie D. Phillips.

Witness my hand and seal this 2nd day of February, 2018.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

