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

Bill Garrett Davidson County
Batch# 83085 DEEDWARR
04/20/2018 10:36:36 AM 2 pgs
Fees: $13.00 Taxes: $1,367.15
20180420-0037367

WARRANTY DEED

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 4-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark W. McLaughlin Yvonne D. McLaughlin	New owner	187-5-A-109CO
(NAME)	(NAME)	
634 Westcott Ln.		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Todd J. Philbee and wife, Lynn E. Philbee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark W. McLaughlin and Yvonne D. McLaughlin,*** 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: *husband and wife

Land in Davidson County, Tennessee, being Lot No. 109, as shown on the plan of Burkitt Springs, Phase One, of record as Instrument No. 20140115-0004012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Todd J. Philbee and wife, Lynn E. Philbee from Regent Homes, LLC by Warranty Deed of record in 20141215-0114620, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Todd J. Philbee by Lynn E. Philbee as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20180420-0037306 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 634 Westcott Ln., Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 16th day of April, 2018.

Todd J. Philbee by Lynn E. Philbee, attorney in fact
attorney in fact

Todd J. Philbee by Lynn E. Philbee, attorney-in-fact

Lynn E. Philbee

Lynn E. Philbee

State of Tennessee

County of Williamson

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

WITNESS my hand and seal this 16th day of April, 2018.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

AND

State of Tennessee

County of Williamson

Personally appeared Lynn E. Philbee, the person who executed the foregoing instrument on behalf of Todd J. Philbee and who acknowledged that she executed the same as the free act and deed of the said Todd J. Philbee, through Power of Attorney granted her by the said Todd J. Philbee.

WITNESS my hand and seal this 16th day of April, 2018 .

Notary Public _____

My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13024