Batch# 87783 Davidson County DEEDWARR
05/03/2018 10:45:32 AM 2 pgs
Fees: $13.00 Taxes: $915.75
20180503-0042249

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Lawrence Phillips and Nicole Phillips, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jacob Keaton and Jennifer Keaton, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 101 on the Plan of West Park Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq as amended Tennessee Code Annotated, and as established by a Master Deed of West Park, Phase 3 of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Lawrence Phillips and Nicole Phillips, husband and wife, by deed from Harras Bin Zaid and Zaid Maqbool, joint tenants with right of survivorship, dated February 23, 2015, of record in Instrument No. 20150304-0018978, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7277 Charlotte Pike #314, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of April, 2018.

John Lawrence Phillips

Nicole Phillips

State of Tennessee)
County of Davidson)

On this 26th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Lawrence Phillips and Nicole Phillips, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON WILLIAMSON COUNTY, TN

State of Tennessee)
County of ~~Davidson~~)
Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 247,500.00.**

Affiant

Sworn and subscribed before me on this the 26th day of April, 2018.

Notary Public

My Commission Expires: 10/3/21

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER D. STACEY WILLIAMSON COUNTY

NEW OWNER:
Jacob Keaton
7277 Charlotte Pike #314
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
114-08-0C-106.00