WARRANTY DEED

Bill Garrett Davidson County
Batch# 105462 DEEDWARR
06/18/2018 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20180618-0058085

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-2019

(AFFIX SEAL)

ISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Doris Obeng-Thompson	Wells Fargo Bank, NA	122-01-OA-340.00
(NAME)	(NAME)	
1518 Brookleaf Dr	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Arlington, TX 76018	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew Ross Phillips II, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Doris Obeng-Thompson, an unmarried woman**, hereinafter called the GRANTEE (S), 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 Unit No. 7, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase IX, a horizontal property regime established by the Master Declaration of Restrictive Covenants for Woodland Pointe, of record in Instrument No. 20001011-0101044, as supplemented in Instrument No. 20020725-0089575, and as further supplemented in Instrument No. 20020904-0107261, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Matthew Ross Phillips II by Warranty Deed from Michael J. Masters, an unmarried man, dated 05/25/2016, recorded 05/27/2016 of record in Instrument No. 20160527-0053673, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 200006070056981, By-Laws of record in Instrument No. 20080104-0001237, First Amendment to the By-Laws of record in Instrument No. 20080521-0052236, Second Amendment to By-Laws of record in Instrument No. 20120518-0043315, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20001011-0101044, First Supplementary Declaration of record in Instrument No. 20020725-0089575, Second Supplementary Declaration of record in Instrument No. 20020904-0107261, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200004190039023, in the Register's Office for Davidson County, Tennessee. Permanent Easement and Right-of-Way for Street Purposes and Right-of-Entry for Temporary Construction Purposes of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee. Landscape Agreement of record in Instrument No. 200006120058346, in the Register's Office

for Davidson County, Tennessee. Boundary Plat of record in Plat Book 11700, Page 66, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Instrument No. 20001205-0119722, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed of record in Instrument No. 20110328-0023393, in the Register's Office for Davidson County, Tennessee. Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, in the Register's Office for Davidson County, Tennessee. Charter of Woodland Point Single Family Homeowners Association, Inc., of record in Instrument No. 20020222-0022862, in the Register's Office for Davidson County, Tennessee. Charter of Woodland Point Master Association Inc., of record in Instrument No. 20020222-0022863, in the Register's Office for Davidson County, Tennessee. Charter of Woodland Point Condominium Owners' Association, Inc., of record in Instrument No. 20040402-0037348, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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.

unimproved ☐

This is improved ☑ property, known as 236 Buck Run Drive, Nashville, TN 37214

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of June, 2018.

Matthew Ross Phillips II

State of Tennessee
County of Wilson

Personally appeared before me Matthew Ross Phillips II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2018.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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 WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

