Bill Garrett Davidson County
Batch# 111224 DEEDWARR
07/02/2018 08:48:12 AM 2 pgs
Fees: $13.00 Taxes: $473.60
20180702-0063555

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me, this 22 **day of June, 2018.**

Notary Public
My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

06-1805-76934

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Morgan Smith 3880 Priest Lake Dr. Unit 67 Nashville TN 37217	NEW OWNER	136-03-0-B-022.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon E. Phillips, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Morgan A. Smith, unmarried woman**, hereinafter called the Grantees, their successors 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 a certain condominium apartment being Unit No. 67, in a Horizontal Property Regime as shown on the condominium site plan of Phase 2 Condominium Townhouses, Priest Lake Park, as established by the Master Deed of record in Book 4651, Page 412; Book 4943, Page 692; Book 4979, Page 939; Book 5083, Page 417; Book 5189, Page 671; Book 8115, Page 838; Book 9089, Page 765; and Instrument No. 20050817-0097909, and as shown on the plan of record in Book 4675, Page 131, and Book 4675, Page 145, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sharon E. Phillips, an unmarried woman by deed from Marylin Alvarez Hoover, married woman, dated July 31, 2015, recorded August 5, 2015, of record in Instrument No. 20150805-0078032, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3880 Priest Lake Dr. Unit 67, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22 day of June, 2018.

Sharon E. Phillips

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sharon E. Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22 day of June, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY