WARRANTY DEED

File No. 2018-90

Bill Garrett Davidson County
Batch# 128585 **DEEDWARR**
08/14/2018 10:16:17 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180814-0080134

STATE OF TENNESSEE
COUNTY OF DAVIDSONN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/26/22 (AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Phillips	Peoples Home Equity, Inc.	
640 River Rouge Drive	8351 E. Walker Springs Lane, Suite 200	90 11 21.00
Nashville, Tennessee 37209	Knoxville, Tn. 37923	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **ROBERT WADE EITNIEAR,** has this day bargained and sold and does hereby transfer and convey unto, **TRAVIS PHILLIPS AND ALLISON PHILLIPS, HUSBAND AND WIFE, AS JOINT TENANTS.**, their heirs and assigns, forever, that 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. 611, on the Plan of Charlotte Park, Section 9, as shown on Plat of record in Plat Book 2900, page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 611 fronts 72.0 feet on the easterly side of River Rouge Drive and extends back between parallel line, 130.0 feet to a dead line on which it measures 72.0 feet.

Being the same property conveyed to Robert Wade Eitnear, unmarried by Quitclaim Deed from Robert Eugene Rondolet, married of record in Instrument No. 20110509-0035282, in the Register's Office for Davidson County, Tennessee dated May 2, 2011.

This conveyance is further subject to (1) 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.

This is improved property know as: 640 River Rouge Drive, Nashville, Tennessee 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 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 our hands this 31st day of July 2018.

Robert Wade Eitniear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, **Robert Wade Eitniear** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July, **2018.**

My Commission Expires: 3/26/22

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tn. 37129
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