Bill Garrett Davidson County
Batch# 129164 DEEDWARR
08/15/2018 11:00:29 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20180815-0080706

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Terry M. Thomas
1223 Westchester Drive
Nashville, TN 37207

SEND TAX BILL TO:
Caliber Home Loans, Inc.
3701 Regent Blvd. Ste. 180
Irving, TX 75063

MAP/PARCEL 041-15-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter Phillips, Jr., married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Terry M. Thomas, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section VI, Bellshire Estates of record in Plat Book 2133, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter Phillips, Jr. by Quitclaim deed from Debrah Bryant Phillips of record in Instrument No. 20141211-0113330 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on December 11, 2014.

Lanitra M. Phillips, the spouse of Walter Phillips, Jr., joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Walter Phillips, Jr.

This is improved property known as: **1223 Westchester Drive, Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 10th day of August, 2018.

WITNESS MY HAND on this the 10 day of August, 2018

Walter Phillips, Jr.
Walter Phillips, Jr.

Lanitra M. Phillips
Lanitra M. Phillips

STATE OF GEORGIA
COUNTY OF MUSCOGEE

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Walter Phillips, Jr. and Lanitra M. Phillips,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10 day of August, 2018.

Jennifer Denise Hardy
NOTARY PUBLIC

JENNIFER DENISE HARDY NOTARY PUBLIC HARRIS CO., GEORGIA MY COMMISSION EXPIRES JUNE 12 2022

My Commission Expires: 06/12/2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of August, 2018.

Nodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

NODIE D. PELLEY File No. 180564 STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY