WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Webb and Lara I. Webb	Franklin American Mortgage	
(NAME) 304 Antioch Pike	(NAME) 6100 Tower Circle, Ste 600	133-02-112.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PHILIP VIOLA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN M. WEBB AND LARA I. WEBB, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 7 on the Plan of the subdivision of the real estates of Hinchey Petway, deceased, as of record in Minute Book 1, Page 442, Chancery Court at Nashville, being Lot No. 15 on the unrecorded Map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the Northerly margin of Antioch Pike 365 feet East of the Easterly margin of McComb Avenue, formerly Stewart Street, said point being the Southeasterly corner of Lot No. 16 in said subdivision; running thence Northwardly and parallel with the Easterly margin of McComb Avenue, 158.5 feet to the Northeast corner of said Lot No. 16 and the Northwest corner of Lot No. 15; thence Eastwardly 50 feet to a point in the Northeast corner of Lot No. 15; thence Southwardly with the line between lot Nos. 15 and 14, 159.4 feet to the Northerly margin of the Antioch Pike, the Southwest corner of Lot No. 14; thence with the Northerly margin of said pike, Westwardly 50 feet to the point of beginning.

Being the same property conveyed to Philip Viola, unmarried by Warranty Deed from Stanley D. Roberts and wife, Charlotte A. Roberts, recorded on the 6th day of August, 2002 in Instrument No. 20020806-0094580, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 304 Antioch Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

201808230083599

Bill Garrett Davidson County
Batch# 132227 DEEDWARR
08/23/2018 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $743.70
20180823-0083599

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 my hand this 29 day of June, 2018

Philip Viola

PHILIP VIOLA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Viola, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of June, 2018.

JOHN GREGORY HARRIGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Penny Y. Ray
Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/06/2019

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

201808230083599