

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF August, 2018.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18070061

Address of New Owner
Corene Phillips
Shanah Phillips
116 Lake Terrace Circle
Nashville, TN 37217

Send Tax Bills To:
Same

Tax Information:
136-14-0-053.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **FarrarStreet, Inc.,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Corene Phillips and Shanah Phillips,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Castlegate, Section 1, as of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 53 fronts 43.0 feet on the easterly side of Lake Terrace Circle and runs back 147.28 feet on the northerly line and 160.0 feet on the southerly line to a line in the rear which is a broken line measuring 177.77 feet thereon.

Being the same property conveyed to FarrarStreet, Inc., by Warranty Deed from Earl C. Johnson, Jr. and wife, Marlene A. Johnson, dated 04/19/2018 and recorded on 04/24/2018 in Instrument No. 20180424-0038449, Register's Office for Davidson County, Tennessee.

This is property generally located:
116 Lake Terrace Circle, Nashville, TN 37217

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 4460, Page 115, said Register's Office.

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. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the 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 gender

Bill Garrett Davidson County
Batch# 135204 DEEDWARR
08/30/2018 11:53:14 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50



20180830-0086087

IN WITNESS WHEREOF, **FarrarStreet, Inc.** has caused this instrument to be executed, this the 29 day of Aug, 2018

FARRARSTREET, INC.

Donald C Farrar

By: Donald C. Farrar
As: President

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donald C. Farrar,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of **FarrarStreet, Inc.**, the within named bargainor, and he as such President, executed the within instrument for the purposes therein contained by signing the name of the **FarrarStreet, Inc.** by himself as such President.

This the 29 day of Aug., 2018.

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY