Karen Y Johnson Davidson County
Batch# 144002 DEEDWARR
09/21/2018 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20180921-0093972

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

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Billy R Lawrence
Affiant

Subscribed and sworn to before me, this 21 **day of September, 2018.**

Joann C Mgn
Notary Public
My commission expires: 5/14/21

06-1808-77005

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Harriet M. Galichus 807 Cedarstone Way Nashville TN 37214	Harriet M. Galichus 807 Cedarstone Way Nashville, TN 37214	096-02-0-A-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, **Bradley David Phillips a single person, and Mia Casey a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Harriet M. Galichus, single 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 Unit No. 22, together with the appurtenant interest in the common elements of The Bluffs of Cedarstone, a horizontal property regime established by Master Deed, of record in Instrument No. 20070625-0075380; as amended in Instrument No. 20070720-0086753; Instrument No. 20120905-0080134; and Instrument No. 20160208-0011939, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" (erroneously referenced in prior deed as Exhibit B-2) to the aforementioned Master Deed as amended, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley David Phillips, a single person and Mai Casey, a single person by deed from Cedarstone Homes, LLC, dated April 22, 2016, recorded April 25, 2016, of record in Instrument No. 20160425-0039713, Register's Office for Davidson County, Tennessee. Mai Casey being one in the same as Mia Casey.

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 807 Cedarstone Way, Nashville, TN 37214.

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 21 day of September, 2018.

Bradley David Phillips

Mia Casey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bradley David Phillips and Mia Casey**, 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 Nashville, TN, this 21st day of September, 2018.

Notary Public

My Commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

