Karen Y Johnson Davidson County
Batch# 144369 DEEDWARR
09/24/2018 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $480.63
20180924-0094271

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# H73-C7

ADDRESS NEW OWNER:
Stephanie Arndt
418 Stewarts Ferry Pike
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, Alabama 35244

MAP **096 11 0A 23.00**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Miranda Lee Howell, individually and as Administratrix of the Estate of Stephanie Annette Phillips**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Stephanie Arndt, unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Described land in Davidson County, Tennessee, being apartment Unit No. C-7 of Hickory Place Condominiums created under Title 66, Section 27-101, ET SEQ. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such unit.
>
> Being the same property conveyed to Stephanie Annette Phillips by deed dated April 11, 2017, from Ronald F. Read and Bette J. Read, Trustees of the 1999 Read Revocable Family Trust, dated January 12, 1999, of record in Instrument no. 20170419-0038200, Register's Office for Davidson County, Tennessee. Stephanie Annette Phillips died unmarried and intestate on April 6, 2018. Miranda Lee Howell (being one and the same person as Miranda Howell), being her only child and sole heir at law and the Administratirix of her estate, as shown in Case No. 18P836, Office of the Clerk of the Probate Court for Davidson County, Tennessee, is authorized to convey the property pursuant to Order of Insolvency of the said Court entered September 19, 2018.

This is improved property known as 418 Stewarts Ferry Pike, Unit C-7, Nashville, Tennessee 37217. Possession is to be given on September 21, 2018.

THIS CONVEYANCE is made subject to all 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,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of September, 2018.

Miranda Lee Howell, individually and as Administratrix of the Estate of Stephanie Annette Phillips

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Miranda Lee Howell, individually and as Administratrix of the Estate of Stephanie Annette Phillips**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of September, 2018.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $129,900.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 6/6/21

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY