Karen Y Johnson Davidson County
Batch# 148209 DEEDWARR
10/03/2018 09:05:30 AM 5 pgs
Fees: $28.00 Taxes: $564.25
20181003-0098025

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-0948

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$152,500.00

Kim Gillespie
Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS September 27, 2018

Kayla R. Anderson
Notary Public

Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Angela L. Crane- Jones ~~804 North 5th Street~~ ~~Nashville, TN 37207~~ 712 Trebor Drive Goodlettsville, TN 37072	Stearns Lending, LLC 4 Hutton Centre Drive 10th Floor Santa Ana, CA 92707	082-07-0-417.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Anita Phillips and Robert Phillips and Zandine Phillips Jr. and Dale Phillips and Beverly Winters and Rose Covington and Jerry Covington

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela L. Crane- Jones

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:

LAND in Davidson County, Tennessee, being Lot No. 28 in Miller's Addition to Edgefield, (now East Nashville), as of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Zandine P. Phillips and wife, Virginia M. Phillips, by Warranty Deed from Frank I. Westmoreland and wife, Rosie Westmoreland, dated 4/4/1985 and recorded 4/15/1985 in Book 6532, Page 714, in the Register's Office of Davidson County, Tennessee. Pursuant to Affidavit of Heirship the said Zandine P. Phillips having since died in 1996 and the said Virginia M. Phillips having since died in February, 2004, thereby vesting subject property in Anita Phillips, Robert Phillips, Zandine Phillips, Jr., Dale Phillips, Beverly Winters, Rose Covington and Jerry Covington, their heirs at law, said affidavit being recorded in Instrument No. 20070514-0057608, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 804 North 5th Street, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the September 27th, 2018.

Anita Phillips

See Next Page
Robert Phillips by Robert K. Nevin, Guardian Ad Litem

Zandine Phillips Jr. by Rose Covington, Conservator

Dale Phillips

Beverly Winters

Rose Covington

Jerry Covington

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anita Phillips and Dale Phillips and Beverly Winters and Rose Covington, and Jerry Covington** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of September, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 9.22.20

Dated this the September 27, 2018.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rose Covington as Conservator for Zandine Phillips, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of September, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

Dated this the September 25th, 2018.

Robert Phillips by ~~Robert K.~~ Ronald K. Nevin, Guardian Ad Litem

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Robert~~ **K. Nevin as Guardian Ad Litem for Robert Phillips,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at September, Tennessee this 25th day of September, 2018.

Notary Public
My Commission Expires: 3/18/19

PRESLEY CARMON B. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

WARRANTY DEED

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

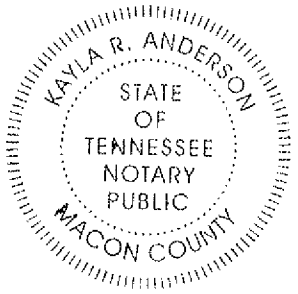
State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature



My Commission Expires: 11-20-18