Karen Y Johnson Davidson County
Batch# 150274 DEEDWARR
10/09/2018 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20181009-0100243

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
3000 Northcreek, LLC	Same as new owner	019-14-0-018.00
(NAME)	(NAME)	
1483 Boardwalk Place		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harry Edward Phillips, Trustee, with full power to convey without the necessity of the joinder of any beneficiary**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **3000 Northcreek, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or 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. 2, on the FINAL PLAT, NORTHCREEK COMMONS SUBDIVISION, RE-SUBDIVISION OF LOT 2, of record in Instrument No. 20150423-0036591 Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

TOGETHER WITH rights set forth in the Reciprocal Access and Cross Parking Easement of record in Book 7245, Page 968, as amended of record in Book 9901, Page 794 and Instrument 20141212-0114094, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Randall Phillips and Harry Edward Phillips by Warranty Deed dated 09/20/2001 from JDN Development Company, Inc., a Delaware corporation of record in Instrument 20010924-0102787, Register's Office for Davidson County, Tennessee.

The said Randall Phillips, also known as Edward Randall Phillips, having since died testate, his interest passing to Harry Edward Phillips and Randall Lee Phillips, acting as Co-Trustees of the Randall Phillips Family Trust and as Co-Trustees of the Randall Phillips Marital Trust as evidenced by the Last Will and Testament of Edward Randall Phillips filed in Will Book 69, Page 675, Probate Court for Sumner County, Tennessee and recorded in Instrument 20080820-0085693, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Harry Edward Phillips, Trustee by Quitclaim Deed dated 08/28/2008 from Harry Edward Phillips, individually, and Harry Edward Phillips and Randall Lee Phillips, acting as Co-Trustees of the Randall Phillips Family Trust and as Co-Trustees of the Randall Phillips Marital Trust, established pursuant the Last Will and Testament of Edward Randall Phillips of record in Instrument 20080909-0092353,

Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Harry Edward Phillips, Trustee by Warranty Deed dated 12/09/2014 from Topvalco, Inc., an Ohio corporation of record in Instrument 20141212-0114093, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Lot 2, Northcreek Blvd., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 8th day of October, 2018.

Harry Edward Phillips

Harry Edward Phillips, Trustee

State of Tennessee
County of Sumner

Personally appeared before me Harry Edward Phillips, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of October, 2018.

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 02-28-2021

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018