THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917646

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2018.

Notary Public
My Commission Expires: 11-3-2020

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 152051 **DEEDWARR**
10/17/2018 11:46:32 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20181017-0102922

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe E. Dixon, Jr. 1213 Brentwood Highlands Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 172-04-0A-022.00-CO

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 of which is hereby acknowledged, **Scott F. Phillips, individual** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe E. Dixon, Jr, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Highland of Brentwood (formerly Brentwood Highlands), Phase One of record in Plat Book 9700, Page 773, as revised in Book 9700, Page 857, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott F. Phillips, individual by Cash deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20060505-0052682 Register's Office for Davidson County, Tennessee, dated May 02, 2006 and recorded on May 05, 2006.

Amanda C. Phillips joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Scott F. Phillips.

The execution of this instrument is effected by the signature of Scott F. Phillips as Attorney-in-Fact for Amanda C. Phillips, which Power of Attorney is recorded in Book_____, Page_____, said Register's Office. → 20181017-0102921

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 773, as revised in Plat Book 9700, Page 857, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11189, Page 612, Book 11356, page 815 and Book 11629, page 906, Instrument No. 20020722-0087704, Instrument No. 20021121-0144877 and Instrument No. 20150414-0032628, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, Page 773, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Book 11189, Page 612, in the Register's Office for Davidson County, Tennessee.

Easement to BellSouth Communications of record in Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for Open Space of record in Book 11629, Page 909, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, Page 805, in the Register's Office for Davidson County, Tennessee.

By-laws of record in Book 11356, Page 840, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Instrument Number 20000407-0035205, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1213 Brentwood Highlands Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2018.

Scott F. Phillips

Amanda C. Phillips by Scott F. Phillips as attorney-in-fact

as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott F. Phillips, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott F. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Amanda C. Phillips and that he is authorized by Amanda C. Phillips to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of October, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON