6

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162356 **DEEDWARR**
11/19/2018 01:00:38 PM 2 pgs
Fees: $13.00 Taxes: $1,509.60

20181119-0113754

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF **NOVEMBER, 2018.**

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Hare	James M. Hare	171-03-0A-113.00CO
(NAME)	(NAME)	
5201 Fredericksburg Way East	5201 Fredericksburg Way East	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Walter E. Phillips Jr., and wife, and Teresa S. Phillips ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James M. Hare,** 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. 273 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter E. Phillips Jr., and wife, Teresa S. Phillips by deed dated May 31, 1996 from Radnor Homes, Inc., of record in Book 10073, Page 418, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5201 Fredericksburg Way East, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do 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 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/our hands this **16th** day of **November, 2018.**

Walter E. Phillips Jr.

Teresa S. Phillips

State of Tennessee
County of Davidson

On this 16th day of November, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Walter E. Phillips Jr. and Teresa S. Phillips, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 16th day of November, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Hare

