WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170787 **DEEDWARR**
12/05/2018 02:11:18 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20181205-0118646

R-P-18-901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tip Top Trust Agreement	**Same as New Owner**	
(NAME) **P.O. Box 23096**	(NAME)	**107-09-0-086.00**
(ADDRESS) **Nashville, TN 37202**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT PHANEUF AND HANNAH PHANEUF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD A. LAUTT, TRUSTEE OF TIP TOP TRUST AGREEMENT, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of Patricia Heights, Section I, of record in Plat Book 2331, Page(s) 130 and 131, Register's Office for said County.

Said Lot No. 76 begins at a point on the Easterly margin of Patricia Drive between Lots 76 and 75 and extends thence in a Northerly direction 116.5 feet with the Easterly margin of Patricia Drive to a point, the beginning of a curve with a radius of 25 feet; thence with said curve in a Northeasterly direction 39.3 feet to a point on the Southerly margin of Rexdale Drive; thence with the Southerly margin of Rexdale Drive, 120.8 feet to a point in the Southerly margin of Rexdale Drive between lots 76 and 77; thence Southwesterly 134.2 feet to a line between said Lots 76 and 77 to a point; the common corner of Lots 76, 77, and 75; thence with the line between Lots 76 and 75; Westerly 94.1 feet to the point of beginning.

Being the same property conveyed to Robert Phaneuf and wife, Hannah Phaneuf by Warranty Deed from Elsie Jean Berg McDaniel, unmarried of record in Instrument No. 20070906-0106920, Register's Office for Davidson County, Tennessee, dated September 05, 2007 and recorded on September 06, 2007.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 2331, Page(s) 130 and 131, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 519, as amended in Book 6045, Page 421, Book 6067, Page 762 and Book 6887, Page 605, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6413, Page 9, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **901 Rexdale Drive, Nashville, Tennessee 37217**.

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), their heirs and 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), 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 hand(s) this the 3rd DAY OF DECEMBER, 2018.

Robert Phaneuf

Hannah Phaneuf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT PHANEUF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

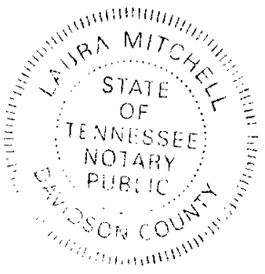


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH PHANEUF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
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Nashville, TN 37212