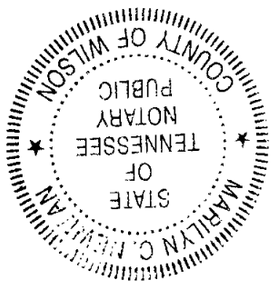
Karen Y Johnson Davidson County
Batch# 179052 DEEDWARR
12/31/2018 09:50:35 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20181231-0126163




# WARRANTY DEED

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Debra Lynn Phillips
Affiant

Subscribed and sworn to before me, this 27TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Debra Lynn Phillips, an unmarried woman | New Owner (NAME) | 121-04-0A-016.00 CO |
| 516 Williamsburg Drive (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donna Gurchiek, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Debra Lynn Phillips, an unmarried woman, hereinafter called the Grantees, their heirs 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 UNIT NO. 516, BUILDING 3, ON THE HORIZONTAL PROPERTY REGIME FOR WILLIAMSBURG CONDOMINIUM, PHASE II, AS RECORDED IN THE MASTER DEED OF RECORD IN PLAT BOOK 6900, PAGE 266, AMENDING PLAT BOOK 6250, PAGE 809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO DONNA GURCHIEK, AN UNMARRIED WOMAN BY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, OF RECORD IN INSTRUMENT NO. 20130208-0013426, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 516 Williamsburg Drive, Nashville, TN 37214
(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 hand(s) this 27th day of December, 2018.

**WARRANTY DEED**
(Continued)

Donna Gurchiek by William Dorris, as her Attorney-in-Fact

State of Tennessee
County of Davidson

On this 27th day of December, 2018, before me, a Notary Public, in and for said County and State, personally appeared William Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donna Gurchiek, acknowledged that such persons executed the same as the free act and deed of the said Donna Gurchiek.

Witness my hand and official seal, this the 27th day of December, 2018.

Notary Public

My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

(Seal)

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072.