Karen Johnson Davidson County
Batch# 206480 DEEDWARR
03/15/2019 02:31:32 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20190315-0023972

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Sandra P. Everhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF MARCH, 2019.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIJAH L. PHILLIPS, ET AL	new owner	**052-09-0-006.00**
(NAME) **1106 FERNBANK DRIVE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SANDRA P. EVERHART AND HUSBAND, ANTHONY WAYNE EVERHART,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIJAH L. PHILLIPS, AN UNMARRIED MAN, AND DEBRA C. PHILLIPS, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 6 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Rosen J. Ellison and wife, Pauline B. Ellison from Annie Harville Briley by deed dated June 27, 1946 of record in Book 1403, page 412 and reformed by Clerk & Master's Deed dated October 26, 1966 of record in Book 4071, page 906, Register's Office for Davidson County, Tennessee. The said Pauline B. Rosen died October 19, 1994 leaving Rosen J. Ellison as the surviving tenant by the entirety. Rosen J. Ellison died intestate on or about January 27, 2001. Sandra P. Everhart, Jeanette E. Knight a/k/a Jeanette E. Allen Knight, and Rosen James Ellison, Jr. are the sole heirs at law of Rosen J. Ellison. See Affidavit of Heirship as to the Heirs at Law of Rosen J. Ellison of record in Instrument No. 20190219-0014904, said Register's Office. Further, being the same property conveyed to Sandra P. Everhart and husband, Anthony Wayne Everhart, from Sandra P. Everhart, Jeanette E. Knight a/k/a Jeanette E. Allen Knight, and Rosen James Ellison, Jr., being the sole heirs at law of Rosen J. Ellison, by quitclaim deed dated February 19, 2019, of record in Instrument No. 20190219-0014905, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 100, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1106 FERNBANK DRIVE, MADISON, TN 37115**
(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 our hands this 13th day of March, 2019.

SANDRA P. EVERHART

ANTHONY WAYNE EVERHART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra P. Everhart and Anthony Wayne Everhart,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of March, 2019.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON