Karen Johnson Davidson County
Batch# 227916 DEEDWARR
05/09/2019 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $598.49
20190509-0043731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is ~~$165,080.00~~ (One Hundred Sixty Five Thousand Eighty). $101,754.22 AW

AFFIANT

Subscribed to and sworn before me this ~~16th~~ 9th day of ~~April,~~ 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: OCT 2 0 2020 (NOTARY SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Steven Phillips & David Phillips 1509 Ocoee Trail Madison, TN 37115	New Owner	06302010900

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, I/WE, **PATSY BRATTON SIMMONS, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STEVEN PHILLIPS, A MARRIED MAN, AND DAVID PHILLIPS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 100 on the plat of Nawakwa Hills Pow Wow Addition, Section No. 3, of record in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Patsy Johnson Bratton by deed from The Secretary of Housing and Urban Development of record in Instrument No. 20020122-0008532, dated January 7, 2002 and recorded January 22, 2002, Register's Office for Davidson County, Tennessee and further being vested in Patsy Bratton by Final Decree of Divorce, Case No. 03D-1699, recorded in Instrument No. 20050711-0079783, dated May 25, 2005 and recorded on July 11, 2005, Register's Office for Davidson County, Tennessee. Patsy Bratton also known as Patsy Johnson Bratton having since remarried now known as Patsy Bratton Simmons.

Being also known as 1509 Ocoee Trail, Madison, Tennessee 37115.

Patsy Bratton Simmons hereby makes oath that the above described property has never been the domicile of Patsy Bratton Simmons.

Kevonte L. Chilous executes this instrument as Attorney-in-Fact on behalf of Patsy Bratton Simmons, pursuant to the Power of Attorney recorded in Instrument No. 201905090043730, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1509 OCOEE TRAIL** **MADISON, TN 37115**

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

LTSR Number:

GTE File: 2019035175

WITNESS, this 16th day of April, 2019

X _____
Patsy Bratton Simmons

X _____, attorney-in-fact
By: Kevonte L. Chilous, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevonte L. Chilous**, attorney in fact, to me known to be the person who executed the foregoing instrument on behalf of **Patsy Bratton Simmons**, and acknowledged that he executed the same as the free act and deed of the said **Patsy Bratton Simmons**.

WITNESS my hand and official seal this the 16th day of April, 2019.



_____
Notary Public

My Commission Expires SEPT. 7, 2020

Commission Expires: _____

LTSR Number:

GTE File: 2019035175

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

