This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4249

Karen Johnson Davidson County
Batch# 233268 DEEDWARR
05/22/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20190522-0048559

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $324,900.00

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2019

Notary Public
My Commission Expires: 8-22-22

Lynda Marvel State of Tennessee Notary Public Rutherford County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Teresa Holland 4030 Liberton Way Nolensville, TN 37135	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Hoover, AL 35244	187-09-0A-147.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jared Phillips and Lauren Phillips, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Teresa Holland, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 147 on the Plan of Phase Nine, Section One, Burkitt Village SP Subdivision of record in Plat at Instrument No. 20160609-0058547, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20161013-0108490 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Phillips and Jared Phillips, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170804-0079984 Register's Office for Davidson County, Tennessee, dated August 02, 2017 and recorded on August 04, 2017.

This is ☒ improved or ☐ unimproved property located at: **4030 Liberton Way, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2019.

GRANTOR:

Jared Phillips

Lauren Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jared Phillips and Lauren Phillips, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2019.

Notary Public
My Commission expires: 9-24-22

201905220048559

TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 the law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lynda Marvel, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 8-22-22

