WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 237540 DEEDWARR
06/03/2019 09:32:41 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190603-0052296

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on 05/31/19.

NOTARY PUBLIC
My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anthony Phillips 110 Villa View Court, Brentwood, TN 37027.	New Owner	171020A01400CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert C Cobb, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto, Anthony Phillips and Elizabeth Phillips, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Unit 14 of the Plan of Brentwood Villa Condominiums, Phase I, as of record in Book 6900, page 4 and 5, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert C. Cobb, a married man, by Warranty Deed from Jeffrey B. Schanding (aka Jeffery B. Schanding), unmarried, recorded October 29, 2015 in Instrument No. 20151029-0110208, Register's Office for Davidson County, Tennessee.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

☐ This is Improved property, known as: 110 Villa View Court, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES their lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 05/31/19.

Robert C. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/31/19, before me personally appeared, Robert C Cobb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 05/31/19.

NOTARY PUBLIC

My Commission Expires: 11-08-2021

Morgan Harrison
State of Tennessee Notary Public
Davidson County