Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0997

Karen Johnson Davidson County
Batch# 241236 DEEDWARR
06/11/2019 08:23:48 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20190611-0055713

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of June, 2019

Notary Public

Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Coy McNew and Kathryn Evans 501 Acklen Park Drive Nashville, TN 37205	NEW OWNER	104-01-0-405.00

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,

Phillip Nigel Green and Rebecca Giles Green, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Coy McNew, and Kathryn Evans, joint tenants 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 the Northerly part of Lot No. 12 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Pilcher Place, 9 feet North of the common corner of Lots Nos. 11 and 12; thence Northerly along the Easterly margin of Pilcher Place, 58.8 feet to a point at. the beginning of a curve; thence around said curve, Northeasterly 38.2 feet to the South margin of Nebraska Avenue; thence along the margin of said Avenue, Easterly 43 feet to a point, the common corner of Lots Nos. 12 and 13; thence with the line between said lots, Southerly 107 feet to a point; thence Westerly 89 feet more or less to the beginning.

Being the same property conveyed to Phillip N. Green and Rebecca Giles Green, husband and wife by Warranty deed from Amber Russell and William R. Russell, wife and husband of record in Instrument No. 20130508-0046386 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on May 08, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 501 Acklen Park Drive, Nashville, TN 37205

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

Dated this the 3rd day of June, 2019.

Phillip N. Green aka Phillip Nigel Green

Rebecca Giles Green

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip Nigel Green and Rebecca Giles Green** 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 Clarksville (city), Tennessee (state) this 3rd day of June, 2019.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

