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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 252348 DEEDWARR
07/03/2019 12:00:57 PM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20190703-0065240

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$422,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander Charles Ruth **Jordan Elizabeth Phillips**	New Owner	**Map 103-10-0 Parcel 043.00**
806 Kendall Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald F. McNeil, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan E. Phillips and Alexander C. Ruth, wife and husband

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. 58 on the Plan of Brookside Courts, Addition No. 4, Section 4, as shown on plat of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 58 fronts 80 feet on the easterly side of Kendall Drive and runs back 290 feet on the northerly line and 280 feet on the southerly line to a dead line, measuring 80.51 feet thereon.

Being the same property conveyed to Donald F. McNeil, Jr., an unmarried man, by Deed from Caroline Gwaltney Rhodes and Steven Rhodes, wife and husband, of record in Instrument No. 20161109-0118683, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Donald F. McNeil, Jr., pursuant to a Power of Attorney executed by him on the ____ day of June, 2019, of record in Instrument No. 20190703-0065239, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2083, Page 59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (____) property, known as **806 Kendall Drive, Nashville, TN 37209**

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 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 my/our hand(s) this **28th** day of **June, 2019.**

Donald F. McNeil by Andrew Wood Attorney-in-Fact

Donald F. McNeil, Jr. by Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of June, 2019, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Andrew Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Donald F. McNeil, Jr., and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Donald F. McNeil, Jr., for the purpose therein contained, by signing the name of Donald F. McNeil, Jr., by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2019.**

Colleen Walters

Notary Public

My Commission Expires: 5/9/23

