WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney Stuart Monteith	Rodney Stuart Monteith	109 05 0B 202.00
(NAME)	(NAME)	
1024 Queen Street	1024 Queen Street	
(ADDRESS)	(ADDRESS)	
Alexandria, VA 22314	Alexandria, GA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Lori Phillips, a single woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Rodney Stuart Monteith, a single man, hereinafter called the GRANTEE(S), his 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 Unit No. 202 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-Owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lori Phillips, an unmarried woman by Warranty Deed from Mark A. Keeling, a married man and wife, Christine L. Keeing, dated 02/13/2007 and recorded 02/20/2007, of record in Instrument No. 200702200020937, Register's Office for Davidson County, Tennessee.

Subject to: Covenants, conditions, easements and restrictions recorded in Instrument No. 200212160154761, First Supplementary of record in Instrument No. 200305290072377, and Second Supplementary of record in Instrument No. 200309300144058, Register's Office for Davidson County, Tennessee, together with all amendments thereto; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument No. 200209180113840, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 261152 DEEDWARR
07/24/2019 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20190724-0072453

201907240072453

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3535 Bell Road, Unit 202, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his 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.

Effective the 17 day of July, 2019.

By: Lori Phillips by [signature] attorney in fact
Lori Phillips, by Joanie Dixon, her attorney-in-fact

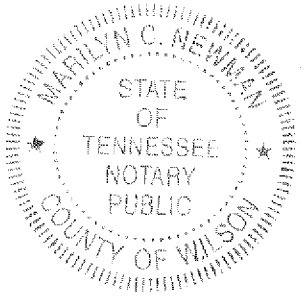
STATE OF TENNESSE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Joanie Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Lori Phillips, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument #_201907240072452 _____,Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17 day of July, 2019.

[signature]
Notary Public

My Commission Expires: 5-17-21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

