Karen Johnson Davidson County
Batch# 269843 DEEDWARR
08/12/2019 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20190812-0080058

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of August, 2019. Notary Public My commission expires: 3/8/2021

TIMOTHY M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Drees Premier Homes, Inc.	Drees Premier Homes, Inc.	07301013900
2203 Milton Drive	1651 Westgate Circle	
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DAVID THOMAS PHILLIPS, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREES PREMIER HOMES, INC., AN OHIO CORPORATION**, 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. 44 on the Plan of Highland View Subdivision of record in Plat Book 1424, Page 39, 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 David Thomas Phillips by Warranty deed from Vallie Johnson Phillips of record in Book 4910, page 428, Register's Office for Davidson County, Tennessee, dated December 20, 1972 and recorded on May 7, 1975.

David Thomas Phillips died July 28, 2011 having been predeceased by his wife, Anna Brown Phillips. He left the property to Connie Miller in his will probated at Docket No. 11P1295 in the Probate Court for Davidson County, Tennessee at Nashville.

Being the same property conveyed to Robert F. Spann, Trustee and further conveyed to Connie Miller by Quitclaim deed from Connie Miller of record in Instrument No. 20120419-0033681 Register's Office for Davidson County, Tennessee, dated April 9, 2012 and recorded on April 19, 2012.

Being the same property conveyed to David Thomas Phillips, Jr. by Quitclaim deed from Connie Miller of record in Instrument No. 20120622-0055070 Register's Office for Davidson County, Tennessee, dated June 21, 2012 and recorded on June 22, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2203 Milton Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2019.

David Thomas Phillips Jr.

David Thomas Phillips, Jr.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
DTB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Thomas Phillips, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5.2.2022

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022