Karen Johnson Davidson County
Batch# 282323 DEEDWARR
09/09/2019 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190909-0090421

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-2033

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2019

Notary Public

Commission Expires: 9/6/22

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Lori Paisley<br><br>2070 Traemoor Village Drive<br>Nashville, TN 37209 | Ameris Bank,<br>ISAOA/ATIMA<br>3 Corporate Square<br>7th Floor<br>Atlanta, GA 30329 | 114-07-0A-076.00-CO |

# 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,

**Elizabeth V. Phillips, an unmarried woman**

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

**Lori Paisley, an unmarried woman**

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:

Certain property in Davidson County, Tennessee, described as Unit No. 76 of The Townhomes of Traemoor Village, a Horizontal Property Regime located in Nashville, Tennessee, together with Easements as shown on Exhibit Plat to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, recorded in Instrument No. 20070323-0035561, as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions records in Instrument No. 20070323-0035561, as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Townhomes of Traemoor Village, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035561, as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Elizabeth V. Phillips, unmarried by Warranty deed from Grace Ann Hastings, unmarried of record in Instrument No. 20141118-0106233 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 18, 2014.

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: 2070 Traemoor Village 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, 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 5th day of September, 2019.

Elizabeth V. Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth V. Phillips** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of September, 2019.



(Notary Seal)

Notary Public
My Commission Expires: 9/10/22

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/2020
Notary' Seal (if on paper)