Karen Johnson Davidson County
Batch# 289751 DEEDWARR
09/23/2019 10:53:17 AM 4 pgs
Fees: $23.00 Taxes: $1,476.30
20190923-0096319

Record Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027
615-373-1110

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Kathleen Van Pelt	Kathleen Van Pelt	171-03-0B-178.00
Unit 410	Unit 410	
641 Old Hickory Boulevard	641 Old Hickory Boulevard	
Brentwood, TN 37207	Brentwood, TN 37027	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **STUART BUTLER VON STEIN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF CAROL BUTLER PHILLIPY, GREGORY DAVID PHILLIPY, DARYL WARD PHILLIPY, AND DAVID JOEL PHILLIPY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KATHLEEN VAN PELT**, hereinafter called the Grantee, her 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. 118, ON THE PLAN OF TOWNHOMES OF FREDERICKSBURG, PHASE 1, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 648, IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID PHILLIPY BY QUITCLAIM DEED FROM DAVID A. PHILLIPY AND CAROL B. PHILLIPY TO DAVID PHILLIPY, A MARRIED MAN, OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE AS DOCUMENT 20080326-0039370.

AND BEING THE SAME PROPERTY CONVEYED TO DAVID PHILLIPY AND CAROL PHILLIPY, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP, BY QUITCLAIM DEED, OF RECORD AS DOCUMENT 20120314-0021905 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

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, her heirs and assigns forever, and we do covenant with the said GRANTEE that David A. Phillipy predeceased Carol Butler Phillipy and we, Stuart Butler Von Stein, Individually, Gregory David Phillipy, Daryl Ward Phillipy, and David Joel Phillipy 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, her 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 hand on this the 6 day of September, 2019.

Stuart Butler Von Stein, Individually and as Executor
of the Estate of Carol Butler Phillipy, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stuart Butler Von Stein, Individually and as Executor of the Estate of Carol Butler Phillipy, a Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal at Nashville, Tennessee, on this the 6 day of September, 2019.

Notary Public

My commission Expires: March 8, 2022

KENNETH M. HILL-WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022

Witness my hand on this the 4 day of September, 2019.

Gregory David Phillipy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory David Phillipy, a Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal at Nashville, Tennessee, on this the 4th day of September, 2019.

Notary Public

My commission Expires: 9/6/22

ERIN M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand on this the 12TH day of September, 2019.

David Joel Phillipy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Joel Phillipy, a Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal at Nashville, Tennessee, on this the 12TH day of September, 2019.

Notary Public

My commission Expires: July 9 2022

ROBIN PETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand on this the 30th day of ~~September~~ August, 2019.

Daryl ~~Ward~~ Phillipy

COMMONWEALTH OF KENTUCKY
COUNTY OF CALLOWAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daryl Ward Phillipy, a Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal at Murray, Kentucky, on this the 30th day of ~~September,~~ August 2019.

Notary Public

LEANNE TYRA
Notary Public
Kentucky – State at Large
My Commission Expires Jan 24, 2021

My commission Expires: 1-24-2021

LEANNE TYRA
Notary Public
Kentucky – State at Large
My Commission Expires Jan 24, 2021

See back pg.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

After having been duly sworn, the affiant, Kathleen Van Pelt, states that the actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Kathleen C. Van Pelt
Affiant

Subscribed and sworn before me, a Notary Public in and for said County and State, the affiant, Kathleen Van Pelt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence. Witness my hand and seal at Nashville, Tennessee, on this the 16th day of September, 2019.

Notary Public

My commission Expires: 7/26/21

THOMAS I. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

This Instrument was prepared by:
H. E. Miller, Jr., BPR No. 9318
Attorney at Law
8216 Frontier Lane
Brentwood, TN 37027-7315
615-953-7465