WHEN RECOREDED MAIL TO:
FORT SETTLEMENT SERVICES
3281 E GUASTI RD STE 200
ONTARIO, CA 91761

Karen Johnson Davidson County
Batch# 292837 DEEDWARR
09/30/2019 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190930-0098864

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 10 SE CENTRAL PKWY, STE 325, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL PHILLIPS AND JIMMI M. PHILLIPS	PAUL PHILLIPS AND JIMMI M. PHILLIPS	155 15 0A 087.00
5029 STONEMEADE DRIVE NASHVILLE, TN 37221	5029 STONEMEADE DRIVE NASHVILLE, TN 37221	

FSS-0013 69

married

For good consideration, I (We) **PAUL PHILLIPS, AN ~~UNMARRIED~~ MAN** whose mailing address is 5029 STONEMEADE DRIVE, NASHVILLE, TN 37221, hereby bargain, deed and convey to **PAUL PHILLIPS AND JIMMI M. PHILLIPS, HUSBAND AND WIFE** whose mailing address is 5029 STONEMEADE DRIVE, NASHVILLE, TN 37221, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF STONEMEADE SECTION 1, OF RECORD IN BOOK 6900, PAGE 800 AND 801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same property conveyed to Grantor by Deed recorded on 1/24/2013 as Instrument# 20130124-0007859 in the Register's Office for Davidson County, Tennessee.

APN: 155 15 0A 087.00

Property Address: 5029 STONEMEADE DRIVE, NASHVILLE, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ Ø, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 18 day of September, 20 19.

Notary Public
My Commission Expires: 1-3-2023

YAMINAH MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Name and address for person(s) responsible for taxes:
PAUL PHILLIPS AND JIMMI M. PHILLIPS
5029 STONEMEADE DRIVE
NASHVILLE, TN 37221

Name and Address of property owner:
PAUL PHILLIPS AND JIMMI M. PHILLIPS
5029 STONEMEADE DRIVE
NASHVILLE, TN 37221

required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 18th day of September 2019.

PAUL PHILLIPS

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 18 day of September 2019, before me personally appeared **PAUL PHILLIPS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Notary Public
My Commission Expires: 1-3-2023

True Copy Certification

I, Craig Vlieger, 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 CALIFORNIA

County of SAN BERNARDINO

Personally appeared before me, Kathleen Rios, a notary public for this county and state, Craig Vlieger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATHLEEN RIOS
Notary Public · California
Riverside County
Commission # 2268401
My Comm. Expires Nov 23, 2022

Notary's Signature

My Commission Expires: 11·23·22

Notary' Seal (if on paper)