This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 299693 DEEDWARR
10/11/2019 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191011-0104495

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, WE, **STEVEN D. PHILLIPS AND WIFE, KARISA S. PHILLIPS** , HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL MAYNARD SINGER AND MINNA CHRISTINE SINGER, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 1078 ON THE PLAN OF HERMITAGE HILLS SUBDIVISION, SECTION 9, AS OF RECORD IN BOOK 3600, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1089 FRONTS 80.0 FEET ON THE SOUTHWESTERLY SIDE OF BONNAOAKS DRIVE AND RUNS BACK BETWEEN LINES MEASURING 146.45 FEET ON THE SOUTHEASTERLY LINE AND MEASURING 82.75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEVEN D. PHILLIPS AND WIFE, KARISA S. PHILLIPS, BY WARRANTY DEED FROM LARRY D. POOLE AND WIFE, DIANE G. POOLE, DATED MARCH 26, 1999 AND RECORDED ON MARCH 29, 1999 IN BOOK 11404, PAGE 579, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 212 BONNAOAKS DRIVE, HERMITAGE, TN 37076 .

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 7th day of October, 2019.

STEVEN D. PHILLIPS

KARISA S. PHILLIPS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Steven D. Phillips and Karisa S. Phillips with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 7th day of October, 2019.

NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of Oct, 2019.

NOTARY PUBLIC
My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s) as follows:
Mitchell Maynard Singer & Minna Christine Singer
212 Bonnaoaks Drive
Hermitage, TN 37076

Send Tax Bills To:
Same as above

MAP/PARCEL: 075 090/209.00

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)