STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. 19-7140

Karen Johnson Davidson County
Batch# 309698 DEEDWARR
11/01/2019 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20191101-0112746

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chris Philip (NAME)	New Owner (NAME)	38-193
4184 Blueberry Hill Rd (STREET ADDRESS)	(STREET ADDRESS)	
Washville TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **David E. Roys, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Philip, married, and a life estate to David E. Roys, for and during his natural life**, 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:

Being Lot No. 1 on the Plat of Roy's Blue Berry Hill Road Property of record in Instrument Number 20140417-0032336, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to David E. Roys and wife, Pamela L. Roys by Warranty Deed dated July 2, 1971 from Joe T. Swafford and wife, Christine P. Swafford, recorded July 6, 1971, in Book 4516, Page 989, in the Register's Office of Davidson County, Tennessee.
The said Pamela L. Roys having since died on March 3, 2019, thereby vesting the subject property in David E. Roys, as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20140417-0032336, Register's Office for Davidson County, Tennessee.

2. Subject to Outconveyance of 3.364 acres and 2.312 acres of record in Instrument Number 20090605-0052523, Register's Office for Davidson County, Tennessee.

3. Subject to Outconveyance of 13 acres in Instrument Number 20140513-0040837, Register's Office for Davidson County,

Tennessee.

4. Subject to 20' Right of Way Easement for ingress/egress in Book 1261, Page 132, Register's Office for Davidson County, Tennessee.

5. Subject to Easement to cut and fill slopes in Book 2544, Page 415, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4207 Blue Berry Hill Road, Nashville, TN 37218.

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 do 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. Whenever 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/our hand(s) this 1st day of November, 2019.

David E. Roys

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of November, 2019, before me personally appeared David E. Roys, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2019.

BRIAN L SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY