Karen Johnson Davidson County
Batch# 342042 DEEDWARR
01/13/2020 09:01:41 AM 2 pgs
Fees: $13.00 Taxes: $1,518.85
20200113-0004048

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:
OW CORP

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
William D. Rowzee, II and Kimberly Richwine 1710 12th Avenue North Nashville, TN 37208	New Owner	081-11-0-459

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kristen Phillips, formerly known as Kristen N. Webb, and husband, August Phillips,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **William D. Rowzee, II and Kimberly Richwine, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being the southerly half of **Lot No. 121** on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 121 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Kristen N. Webb, unmarried and August Phillips, unmarried, joint tenants with right of survivorship, by Warranty Deed from Eight-Nine King Development, LLC, of record on February 16, 2017, at Instrument No. 20170216-0015942, Davidson County Register of Deeds. Kristen N. Webb and August Phillips are now married. Kristen N. Webb is now known as Kristen Phillips.

This property is commonly known as 1710 12th Avenue North, Nashville, TN 37208.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 9 **day of January, 2020**:

Kristen Phillips, formerly known as Kristen N. Webb

August Phillips

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 9 day of January, 2020:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$410,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9 DAY OF January, 2020:

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY