STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Teresa L. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-7506

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Karen Johnson Davidson County
Batch# 343994 DEEDWARR
01/15/2020 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200115-0005567

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Teresa L. Clark (NAME) 8941 Sawyer Brown RD (STREET ADDRESS) Nashville, TN 37221-2466 (CITY) (STATE) (ZIP)	Simmons Bank (NAME) 4220 N. Rodney Parham Rd. Suite 300 (STREET ADDRESS) Little Rock, AR 72212 (CITY) (STATE) (ZIP)	142-09-0H-058.00-C

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, **Timothy Gene Phillips, Devisee under the Last Will and Testament of Peggy P. Phillips,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa L. Clark, a single woman,** 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:

Unit No. 8941, together with the Carport, designated No. 8941-C, a Condominium as shown on the Final Plat of River Plantation, Section IX, Phase II-C, Condominium Apartments, of record in Plat Book 7900, page 395 and 396, et. seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Nine, Phase I) of record in Book 8061, page 341 et, seq., and further described in Annexation Deed (Section Nine, Phase II-C) of record in Book 8666, page 319, et., seq., Register's Office for Davidson County, Tennessee, and By-Laws appended thereto (page 357), said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Don Allen Phillips and wife, Peggy P. Phillips by Deed dated September 22, 1999, recorded September 24, 1999, in Book 11674, Page 483, in the Register's Office of Davidson County, Tennessee. Don Allen Phillips having since died on May 25, 2007 vesting sole ownership in Peggy P. Phillips by tenants by the entirety. The said Peggy P. Phillips having since died testate on August 22, 2018 devising her estate to Timothy Gene Phillips pursuant to her Last Will and testament of record as Probate No 19P-340, Davidson Seventh Circuit, Probate Division.

Timothy Gene Phillips, Executor of the Estate of Peggy Ann Phillips, joins in this conveyance to convey any and all rights of the said Estate and to further warrant that there are not interests encumbering said Estate that would encumber the property conveyed herein.

Timothy Gene Phillips is and the same person of Timothy Phillips.
The Grantor warrants that the subject property has never been used as marital residence and is not subject to any marital rights therein.

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 Plat Book 7900, Page 396, Register's Office for Davidson County, Tennessee.
2. Boundary Plat of record in Book 7900, Page 395, Register's Office for said County.
3. TVA Easements of record in Book 2277, Page 619 and Book 3028, Page 605, Register's Office for said County.
4. Charter for Homeowners Association of record in Instrument 200411050133835, Register's Office for said County.
5. Master Deed and ByLaws of record in Book 8061, Page 341; Book 9326, Page 713; Instrument 200411240140994 and 201805010041146,. Register's Office for said County.
6. Restrictions as recorded in Book 7389, Page 924 and Book 8666, Page 319, Register's Office for Davidson County, Tennessee.
7. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes 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 8941 Sawyer Brown Road, Nashville, TN 37221.

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 15th day of January, 2020.

By: _____
Timothy Gene Phillips, Devisee of the Estate of Peggy P. Phillips

By: _____
Timothy Gene Phillips, Executor of the Estate of Peggy P. Phillips

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2020, before me personally appeared Timothy Gene Phillips, Devisee and Executor of The Estate of Peggy P. Phillips, 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 15th day of January, 2020.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022