Karen Johnson Davidson County
Batch# 359808 DEEDWARR
02/19/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20200219-0018190

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0345

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2020

Notary Public

Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tanner Baker and Ellen McMeen 6205 Gardendale Drive Nashville, TN 37215	First Community Mortgage, Inc, ISAOA/ATIMA 262 Robert Rose Drive Ste 200 Murfreesboro, TN 37129	158-03-001.00

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, I/WE,

Michael Philpot and Lisa Philpot Watson, Trustees of Orris E Philpot Family Trust under the Will of Orris E. Philpot

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanner Baker, a single man and Ellen McMeen, an 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:

Land in Davidson County, Tennessee, being Lot No. 705 on the Plan of Hillsboro Park, Section VII of record in Plat Book 2330, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to O. E. Philpot and wife, Sally M. Philpot by Warranty deed from Richard A. Sneed and wife, Anne T. Sneed of record in Book 8170, page 835, Register's Office for Davidson County, Tennessee, dated August 07, 1990 and recorded on August 08, 1990.

Being the same property conveyed to O.E. Philpot by Quitclaim deed from Sally M. Philpot of record in Instrument No. 20040823-0101682 Register's Office for Davidson County, Tennessee, dated August 04, 2004 and recorded on August 23, 2004.

NOTE: Orris E. Philpot, deceased in Docket No. 07P1335

Being the same property conveyed to Michael Philpot and Lisa Philpot Watson, Co-Trustees of the Orris E. Philpot Family Trust under the Will of Orris E. Philpot by Executor's deed from Sally M. Philpot, Executrix of the Estate of O.E. Philpot of record in Instrument No. 20090618-0056738 Register's Office for Davidson County, Tennessee, dated June 17, 2009 and recorded on June 18, 2009 and Resignation of Trustee and Acceptance of Successor Co-Trustees on recorded January 02, 2020 in Instrument No. 20200102-0000043.

Michael Philpot, Co-Trustee of the Orris E. Philpot Family Trust, hereby appoints Lisa Philpot Watson full signing authority per the Delegation of Authority, in Instrument No. 202002190018189ated February 13th, 2020 and recorded on February _____, 2020 in the Registers office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6205 Gardendale Drive, Nashville, TN 37215

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of February, 2020.

Orris E Philpot Family Trust under the Will of Orris E. Philpot

By: Michael Philpot Co-Trustee by Lisa Philpot Watson, Co Trustee per Delegation of Authority
Michael Philpot, Co- Trustee by Lisa Philpot Watson, Co Trustee per Delegation of Authority

By: Lisa Philpot Watson, Co-Trustee
Lisa Philpot Watson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Philpot Watson, Co-Trustee of Orris E Philpot Family Trust under the Will of Orris E. Philpot** 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 at Brentwood, Tennessee this 18th day of February, 2020

Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Philpot Watson, Co-Trustee of Orris E Philpot Family Trust under the Will of Orris E. Philpot** hereby signing on behalf of **Michael Philpot, Co-Trustee of Orris E Philpot Family Trust under the Will of Orris E. Philpot** per executed Delegation of Authority 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.

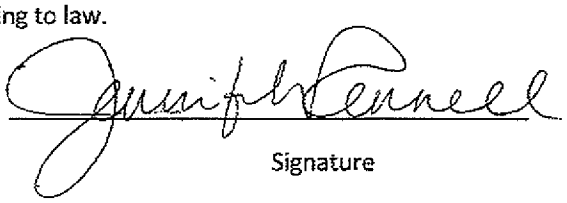
Witness my hand and official seal at Brentwood, Tennessee this 18th day of February, 2020

Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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.

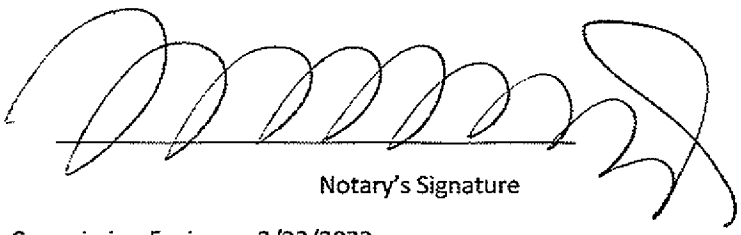


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

