Karen Johnson Davidson County
Batch# 365471 DEEDWARR
03/02/2020 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20200302-0022748

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124717

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $509,900.00.

Amanda Mercer
Affiant

Subscribed and sworn to before me, this 27th day of February, 2020.

Notary Public
My Commission Expires: 7-17-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary Phillips and Margaret Phillips 108 Shepards Square Nashville TN 37211	~~New Owner~~ Churchill Mortgage Corporation 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	Tax Parcel ID No. 172 14 0B 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheryl L Taylor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Phillips and Margaret Phillips, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Cluster Lot Development Winfield Park, Phase 2, Section 1, Revision 1, of record in Plat at Instrument No. 20010313-0024106, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl L. Taylor, a single person by Warranty Deed from Reginald Eugene Ivory, Jr. and Catherine H. Ivory, husband and wife, of record in Instrument No. 20170825-0087362, in the Register's Office of Davidson County, Tennessee, dated August 18, 2017 and recorded on August 25, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cluster Lot Development Winfield Park Phase 2, Section 1, Revision 1., as recorded in Instrument No. 20010313-0024106.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691.

Easement for Sewer Line, recorded in Book 11124, Page 852.

Easement for Ingress & Egress and Cross Use Agreement, recorded in Book 5552, Page 857.

Easement for BellSouth Telecommunications, recorded in Book 11628, Page 204.

Easement for Stormwater Detention Agreement, recorded in Book 11744, Page 254.

Certification of Duly Adopted Resolution (081815) for Winfield Park Homeowners Association, Inc. recorded in Instrument No. 20160211-0013422.

This is improved property located at 108 Shepards Square Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2020.

Cheryl L Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cheryl L Taylor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

Notary Public

My Commission Expires: 3-13-22

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMM EXPIRES
M R 2

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

