Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-SB BR-20-409

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 368973 DEEDWARR
03/06/2020 03:11:16 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200306-0025686

Rudy Title (Buyer)
MST 2020-0164 (Seller)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2020

Notary Public

MY COMMISSION EXPIRES: 4/16/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 4-16-2020

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lizbeth Angeles | Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity | 126-15-0B-285.00-CO |
| (NAME) | (NAME) | |
| 409 Trace Court | 3701 Arco Corporate Drive, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Charlotte, NC 28273 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Daniel D. Phillips and Joette E. Phillips, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lizbeth Angeles, unmarried,** 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. 65 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, 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 Daniel D. Phillips and Joette E. Phillips, husband and wife by Warranty deed from Patrick L. Hamilton and Kasey K. Hamilton, husband and wife of record in Instrument No. 20060731-0092732 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on July 31, 2006.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20020116-0006343, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, Instrument No. 20010522-0052909, Instrument No. 20020214-0019754, Instrument No. 20020219-0021061 and Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee. Charter of Lexington Point Homeowners Association, Inc. of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20020729-0090372, in the Register's Office

for Davidson County, Tennessee. All Matters of record Chancery in Book 1, Page 121, in the Register's Office for Davidson County, Tennessee. Easement for ingress and egress of record in Book 11669, Page 837, in the Register's Office for Davidson County, Tennessee. TVA Line Easement of record in Book 4230, Page 987, Book 4205, Page 184, Book 4226, Page 715, and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee. Easement to Harpeth Valley Utility District of record in Book 7601, Page 404, Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.

This property, known as 409 Trace Court, Nashville, TN 37221

| (House Number) | (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |
|---|---|---|---|---|

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. 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 my/our hand(s) this 5th DAY OF March, 2020.

Daniel D. Phillips

Joette E. Phillips

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel D. Phillips and Joette E. Phillips, 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 office, this 5th day of March, 2020.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County