WARRANTY DEED

Karen Johnson Davidson County
Batch# 401195 DEEDWARR
05/15/2020 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20200515-0050947

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy Jo Brooks	Primary Residential Mortgage, Inc	
(NAME)	(NAME)	
149 Thistle Lane	1480 N 2200 W, MAC 1003	086140A14900CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Natalie A. Phillips and Gary Phillips, wife and husband** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tracy Jo Brooks, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 149 on the Plan of Hermitage Meadows Subdivision , Stage Two, of record in Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
Being the same property conveyed to Natalie A. Hoffman, unmarried by Warranty Deed from Lydia Anne Morgan a/K/a Lydia Anne Leggett and husband, Christopher Jennings Leggett, dated 08/28/2008 and recorded on 09/08/2008 , of record in Instrument 200809080091893, Register's Office for Davidson County, Tennessee.

The said Natalie A. Hoffman having since married is now known as Natalie A. Phillips. The said Natalie A. Hoffman and Natalie A. Phillips are one in the same person.

The said Gary Phillips joins in this conveyance to waive any and all rights he has in said property.

All matters shown on the plat of record in Plat Book 5200, Page 682, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6034, Page 365, in the Register's Office for Davidson County, Tennessee. BY Laws recorded 04/08/1983 of record in Book 6034, Page 383 and amended in Book 7660, Page 612 and Instrument No. 200103270029002 in the Register's Office for Davidson County, Tennessee. Articles of Amendment to The Charter of Hermitage Meadows Homeowners Association of record in Book 8275, Page 843 and Book 7466, Page 25 in the Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 149 Thistle Lane, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of May, 2020.

Natalie A. Phillips

Gary Phillips

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalie A. Phillips and Gary Phillips, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of May, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202005150050947

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

