THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File # 14742

Karen Johnson Davidson County
Batch# 405599 DEEDWARR
05/26/2020 11:07:45 AM 2 pgs
Fees: $13.00 Taxes: $1,262.07

20200526-0053867

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Roseanne Marie York and Elizabeth Michelle Thomason 3868 Faulkner Drive Nashville, TN 37211	CapStar Bank 2002 Richard Jones Rd # A300 Nashville tn 37215	148-09-0-177

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gary B. Phillips and Margaret A. Phillips**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Roseanne Marie York and spouse, Elizabeth Michelle Thomason**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee. being Lots Nos. 2 and 3 on the Plan of McBride Subdivision of record in Plat Book 6050, page 172, Register's Office for said County, described as follows. to wit:

Beginning at an iron pin on the east right—of—way line of Faulkner Drive approximately 415 feet north from the intersection of Haywood Lane and Faulkner Drive, thence North 3 deg. 13'—15" East a distance of 110.88 feet to an iron pin, thence leaving right—of—Way North 83 deg. 02'—33" East, a distance of 207.28 feet to an existing iron pin, thence South 4 deg. 04' —43" West along the property line of Robert D. Martin. a distance of 139.90 feet to an iron pin, thence North 88 deg. 56'—21" West a distance of 201.94 feet to the point of beginning, containing 0.58 acres, more or less.

Being the same property conveyed to Gary B. Phillips and Margaret A. Phillips, their heirs and assigns, by Warranty Deed from Robert W. McBride and Barbara F. Brown, of record on September 12, 2000, at Instrument No. 20000912-0090531, Davidson County Register of Deeds.

This property is commonly known as 3868 Faulkner Drive, Nashville, TN 37211.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 22 **day of May, 2020**:

Gary B Phillips
Gary Phillips

Margaret Phillips
Margaret Phillips

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary Phillips** and **Margaret Phillips,** the bargainors, 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, this 22 day of May, 2020:

N AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/01/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$341,000.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22nd DAY OF May, 2020:

Notary Public

My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022