Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 448945 DEEDWARR
08/03/2020 11:47:36 AM 2 pgs
Fees: $13.00 Taxes: $1,672.40

20200803-0085274

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061385

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wesley R. McCulloch and Lindsey W. McCulloch	New Owner	
(NAME)	(NAME)	
816 Woodland Way		114-14-0A-028.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5238		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY-TWO THOUSAND AND NO/100 DOLLARS ($452,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALEXANDRA BERNARDO-COLON AND RYAN BERNARDO PHILLIPS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESLEY R. MCCULLOCH AND LINDSEY W. MCCULLOCH, HUSBAND AND WIFE, 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. 28 on the Plan of Final Major Subdivision, Pine Ridge Estates, Phase 1, Formerly known as "Woodland Forest, Section 3" of record in Plat at Instrument No. 20161115-0120563, 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 Alexandra Bernardo-Colon and Ryan Phillips, wife and husband by Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180302-0019751 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 02, 2018.

The execution of this instrument is effected by the signature of Alexandra Bernardo-Colon as Attorney-in-Fact for Ryan Phillips, which Power of Attorney is recorded in Instrument No. 20200803-0085273, said Register's office.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 816 Woodland Way, Nashville, TN 37209-5238
(House No.) (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 the 31st day of July, 2020

Alexandra Bernardo-Colon

Ryan Bernardo Phillips by Alexandra Bernardo-Colon as Attorney in Fact as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 2020, before me personally appeared Alexandra Bernardo-Colon ~~and Ryan Bernardo Phillips, wife and husband~~, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF
COUNTY OF DAVIDSON

On this the 31st day of July, 2020, before me personally appeared Alexandra Bernardo-Colon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan Bernardo Phillips and who acknowledged he/she/they executed the same as the free act and deed of the said and Ryan Bernardo Phillips.

Witness my hand and official seal, this the 31st day of July, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON