Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2069

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford (AV)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2020

Notary Public

Commission Expires: _____

ATT VIXAY LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Gregory Gonzales 844 Cherokee Avenue Apt 2 Nashville, TN 37207	Northpointe Bank 3333 Deposit Dr. NE Grand Rapids, MI 49546	072-09-1C-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Donald Christopher Phillips, II, a single man and Dawn Jones, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Gregory Gonzales, an unmarried man

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 Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 844, of record as Instrument No. 20170329-0030499 and being shown on Plat attached thereto as Exhibit "C", 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 Donald Phillips, a single man, and Dawn Jones, a married woman, by Warranty deed from Rhythm Homes and Development, LLC, of record in Instrument No. 20180301-0019424, Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on March 01, 2018. (Value of consideration shown in aforementioned deed $254,900.00.) Being also known as 844 Cherokee Avenue Apt 2, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 844 Cherokee Avenue Apt 2, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 449494 DEEDWARR
08/04/2020 11:57:22 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20200804-0086080

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2020.

Donald Christopher Phillips, II

Dawn Jones by Donald Christopher Phillips, II, her Attorney-In-Fact

Dawn Jones by Donald Christopher Phillips, II, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Christopher Phillips, II** 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 Brentwood, Tennessee this 31st day of July, 2020.

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Seal)

Notary Public
My Commission Expires: 5-23-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Donald Christopher Phillips, II as Attorney in Fact for Dawn Jones, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Dawn Jones, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2020.

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Seal)

Notary Public
My Commission Expires: 5-23-23