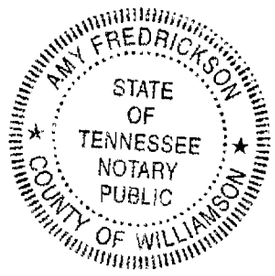
Karen Johnson Davidson County
Batch# 477014 DEEDWARR
09/16/2020 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20200916-0105890

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $770.000.00.

Amanda Menar
Affiant

Subscribed and sworn to before me, this the 11th day of September, 2020.

Notary Public

My commission expires: 7-17-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua L. Phillips Amy J. Phillips	Churchill Mortgage Corp. 1749 Mallory Lane	172-09-0A-064.00-CO
9424 Old Smyrna Road	Ste 100	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAYNE S. WOODALL AND MARILYN WOODALL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA L. PHILLIPS AND AMY J. PHILLIPS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 64 on the Plan of Final Plat of Resubdivision of Lots 64 & 65 Banbury Crossing of record in Plat at Instrument No. 20150420-0034773, 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 Sheril Montgomery, unmarried by Warranty deed from Troy Fontechia and wife, Jacqueline A. Fontechia of record in Instrument No. 20100609-0044679 Register's Office for Davidson County, Tennessee, dated June 02, 2010 and recorded on June 09, 2010.

Being the same property conveyed to Sheril A. Ray, Trustee of The Sheril A. Ray Living Trust, established by the Revocable Trust Agreement of Sheril A. Ray, dated October 12, 2006, as Amended and Restated on October 22, 2012 by Quitclaim deed from Sheril A. Ray, previously Sheril A. Montgomery of record in Instrument No. 20121030-0099625 Register's Office for Davidson County, Tennessee, dated October 22, 2012 and recorded on October 30, 2012.

Being the same property conveyed to Sheril A. Ray, Trustee of The Sheril A. Ray Living Trust by Quitclaim deed from Mary Lynn Hewlett and Stephen O. Hewlett, wife and husband of record in Instrument No. 20160805-0081272 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on August 05, 2016 and Scrivener's Affidavit recorded on May 09, 2019 of record in Instrument No. 20190509-0043737.

Being the same property conveyed to Dayne S. Woodall and Marilyn Woodall, husband and wife by Warranty deed from Sheril A. Ray, as Trustee of The Sheril A Ray Living Trust, established by the Revocable Trust Agreement of Sheril A. Ray, dated October 12, 2006, as Amended and Restated on October 22, 2012 of record in Instrument No. 20190903-0088510 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 9424 Old Smyrna Road, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of September, 2020.

Dayne S. Woodall

Marilyn Woodall

Marilyn Woodall

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dayne S. Woodall and Marilyn Woodall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of September, 2020.

GLORIA JO SCHWEIZER
Notary ID #126110821
My Commission Expires
May 11, 2023

Gloria Jo Schweizer
Notary Public
FOR STATE OF TEXAS
NAME: GLORIA JO SCHWEIZER

My Commission Expires: 11 MAY 2023

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

