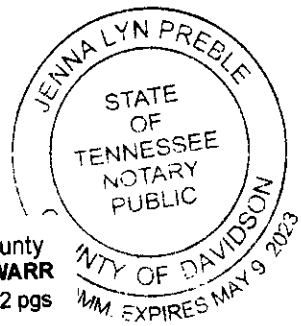
WARRANTY DEED



Karen Johnson Davidson County
Batch# 481870 DEEDWARR
09/24/2020 09:57:42 AM 2 pgs
Fees: $13.00 Taxes: $1,163.65

20200924-0109739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

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
William Alexander Phillips	New owner	141030C03900CO
(NAME)	(NAME)	
2520 Newsome Mill Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/we **Lindsey N. Crim, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Alexander Phillips, unmarried**, hereinafter called the GRANTEE(S), his 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. 39 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 at seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Lindsey N. Crim, an unmarried woman by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated 5/23/2019, of record in Instrument 201905240049214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 421 and Instrument 200311050162146; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201803260028123, as amended and restated in Instrument 201804170036143, Instrument 201901300009015, Scrivener's Affidavit in Instrument 201903250026836; (3) Rights of others under the terms and conditions contained in the Charter of record in Instrument 201903220026245; (4) Rights of others under the terms and conditions contained in the Quitclaim Deed to the Homeowner's Association of record in Instrument 201904180035916, 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 ☒ 2520 Newsome Mill Lane, Nashville, TN 37221

(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 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 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 23rd day of September, 2020.

Lindsey N. Crim

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 Lindsey N. Crim, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of September, 2020.

Notary Public:
My Commission Expires: 11/14/24

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064