WARRANTY DEED

Karen Johnson Davidson County
Batch# 482857 DEEDWARR
09/24/2020 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20200924-0110068

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson SM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Lauren Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0790

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marina G. Phillips and Harriette Susan Sullivan Phillips	Same As New	Map: 15002051100
(NAME) 3044 High Rigger Drive	(NAME) OWNER	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-NINE THOUSAND AND NO/100 DOLLARS ($179,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

POLEY F. DEEL AND WIFE, MARY BETH DEEL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARINA G. PHILLIPS AND HARRIETTE SUSAN SULLIVAN PHILLIPS, AS JOINT TENANTS,

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. 104B, Zone Lot Division of Lot No. 104 on the Plan of Harbor Gate, Section 2, Revised, of record in Plat Book 6250, Page 33, and amended in Plat Book 8250, page 566, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Poley F. Deel and wife, Mary Beth Deel, by deed from Mark W. Humble, unmarried, of record in Instrument No. 20040609-0068418, dated May 28, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 33, amending Plat Book 8250, page 566, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3044 High Rigger Drive, Nashville, TN 37217
(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 our hands this 24th day of September, 2020.

Poley F. Deel

Poley F. Deel

Mary Beth Deel

Mary Beth Deel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Poley F. Deel and Mary Beth Deel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of September, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

