WARRANTY DEED

Karen Johnson Davidson County
Batch# 484782 DEEDWARR
09/28/2020 03:09:20 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200928-0111551

LM-PB-20-5300

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gage Steven Reynolds	**Pinnacle Bank**	
(NAME) **5300 Old Hickory Boulevard**	(NAME) **150 3rd Avenue South**	**P/O 057-00-0-028.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Nashville, TN 37201**	
(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 consideration, the receipt of which is hereby acknowledged, **KENNETH D. PHILLIPS AND WIFE, WANDA J. PHILLIPS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAGE STEVEN REYNOLDS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING A PARCEL OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO KENNETH D. PHILLIPS, ET UX IN DEED BOOK 9099, PAGE 373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED 10-10-2004, BY TOMMY E. WALKER R.L.S. #1465 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER OF SULPHUR CREEK ROAD AND THE SOUTHERLY LINE OF JEWELL LEE HUTSON (DEED BOOK 3944, PAGE 338, IN THE REGIER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE WITH SAID JEWELL S 73° 46' 10" E, 74.02' TO AN IRON PIN; THENCE S 80° 33' 07" E, 173.35' TO AN IRON PIN; THENCE N 85° 22' 58" E 452.09' TO AN IRON PIN; THENCE N 77° 51' 19" e, 173.74' TO AN IRON PIN; THENCE N 79° 09' 25" E, 408.26' TO AN IRON PIN, COMMON CORNER TO SAID JEWELL AND HAROLD GLENN PHILLIPS, JR. (INSTRUMENT NO. 20040413-41326, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE WITH THE SOUTHERLY LINE OF SAID HAROLD GLENN PHILLLIPS, JR. N 71° 08' 22" E, 282.14' TO AN IRON PIN; THENCE N 50° 59' 39' E 144.38' TO AN IRON PIN; THENCE N 73° 59' 36' E, 297.00' TO AN IRON PIN; THENCE N 72° 52' 13" E, 576.97 TO AN IRON PIN; THENCE NOW WITH A NEW LINE, S 17° 07' 47" E, 300.00' TO AN IRON PIN; THENCE S 72° 52' 13" W, 300.00' TO AN IRON PIN; THENCE N 17° 07' 47" W, 75.00" TO AN IRON PIN; THENCE S 77° 34' 22" E 1947.26' TO AN IRON PIN; THENCE N 87° 01' 11" W, 539.82' TO AN IRON PIN IN THE CENTER OF SAID SULPHUR CREEK ROAD, THENCE WITH THE SAME N 16° 24' 09" E, 159.44' TO THE POINT OF BEGINNING CONTAINING 10.094 ACRES MORE OR LESS.

Being a portion of the same property conveyed to Kenneth D. Phillips and wife, Wanda J. Phillips by Warranty Deed from Calvin C. Veach and wife, Lois J. Veach of record in Book 9099, Page 373, Register's Office for Davidson County, Tennessee, dated September 30, 1993 and recorded on October 1, 1993.

This conveyance is subject to:
- Taxes for the year 2020.
- Deed of easement for a twelve foot (12') wide perpetual easement for ingress and egress and utilities of record in Instrument Number 20040426-0046843, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5300 Old Hickory Boulevard, Nashville, Tennessee 37218**.

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), their heirs and 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), 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 25th DAY OF SEPTEMBER, 2020.

Kenneth D. Phillips

Wanda J. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212