WARRANTY DEED

Karen Johnson Davidson County
Batch# 491571 DEEDWARR
10/07/2020 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20201007-0116493

MST 2020-1615

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2020

Notary Public

MY COMMISSION EXPIRES: 8-18-2021
(AFFIX SEAL)

TINA RENEE SCOTT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 8-18-2021

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Stonich	LeaderOne Financial Corporation	133-02-0-228.00
(NAME) 409 Elgin Street	(NAME) 7500 College Blvd, Suite 1150	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Robert E. Phillips II and Molly Elizabeth-Jo Phillips, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Stonich, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAIVDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sunrise Heights Addition of record in Plat Book 421, Page 2, 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 Robert E. Phillips, II and Molly Elizabeth-Jo Phillips, husband and wife by Warranty deed from Jason W. Mayes and Jamie M. Mayes, husband and wife of record in Instrument No. 20170802-0078792 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee. Easement to the State of Tennessee of record in Book 1973, Page 275, in the Register's Office for Davidson County, Tennessee. Easement to the State of Tennessee of record in Book 2021, Page 411, in the Register's Office for Davidson County, Tennessee.

This property, known as 409 Elgin Street, Nashville, TN 37211
(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 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 my/our hand(s) this 30 DAY OF Sep, 2020.

Robert E Phillips II by YM Adj fact

Robert E. Phillips II by Yvette Meldrum, his Attorney-in-Fact

Molly Elizabeth-Jo Phillips by YM her attorney-in-fact

Molly Elizabeth-Jo Phillips by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Daivdson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Robert E. Phillips,, II and Molly Elizabeth-Jo Phillips, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Robert E. Phillips,, II and Molly Elizabeth-Jo Phillips as their free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 30th day of September, 2020.

Notary Public

My Commission Expires: 2.28.21
(SEAL)

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2021

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

