33366-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 495991 DEEDWARR
10/15/2020 09:48:15 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20201015-0119795

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2020.

Notary Public

My commission expires: 11/8/24
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christina Lee Troutman	**CMG Mortgage, Inc. dba CMG Financial**	**09207020000 / 09207042100**
2324 & 2328 Batavia Street	**3160 Crow Canyon Road, Suite 400**	
Nashville, TN 37208	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony R. Phillips

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

Christina Lee Troutman, an unmarried woman

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:

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 46 and the westerly 10 Feet of Lot No. 45 on the Plan of Dr. J. B. Davis Subdivision of record in Plat Book 57 Page 96 and Plat Book 161 Page 123, Register's Office for Davidson County, Tennessee. Said Lot No. 46 and the westerly 10 feet of Lot No. 45 fronts together 35 feet on the northerly side of Batavia Street and runs back between parallel lines 158 feet to an alley.

TRACT 1: BEING all of the same property conveyed to Anthony R. Phillips by Deed dated November 26, 2008, from Duane K. Smith, unmarried, of record in Instrument No. 20090814-0076758 and Quitclaim Deed dated February 4, 2010, from Duane K. Smith of record in Instrument No. 20100208-0009766, Register's Office for Davidson County, Tennessee.

TRACT 2: LAND in Davidson County, Tennessee, being portions of Lots 44 and 45 on the Plan of Dr. J.B. Davis Subdivision, of record in Plat Book 57, page 96 and Plat Book 161, page 123, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at an iron pin in the north margin of Batavia Street, said point being 25 feet west of the original common corner of Lots 43 and 44 of said subdivision; thence with said margin of Batavia Street, South 76° 00' W, 36.00 feet to an iron pin, said pin being 10 feet east of the original common corner of Lots 45 and 46; thence leaving road and running North 14° 00' W, 158.00 feet to an iron pin in the south margin of a 15-foot alley; thence with said south margin, North 76° 00' East, 37.00 feet to an iron pin, said pin being 3 feet west of the original common corner of Lots 43 and 44; thence with a line running South 13° 38' East, 158.00 feet to the point of BEGINNING.

TRACT 2: BEING all of the same property conveyed to Ricky Patton by Deed dated April 17,2007, from James Cook of record in Instrument No. 20070509-0055902 and further conveyed to Anthony R. Phillips by Quitclaim Deed dated August 29, 2011, from Ricky Patton of record in Instrument No. 20110829-0066800, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 57, Page 96, and Plat Book 161, Page 123, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **2324 & 2328 Batavia Street, Nashville, TN 37208**

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 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 **13th** day of **October, 2020.**

Anthony R. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Anthony R. Phillips,** the within named seller, 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 at Nashville, Tennessee, this **13th** day of **October, 2020.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON