WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

J-SB-TWG-20-1113

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 509404 DEEDWARR
11/05/2020 01:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20201105-0129970

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Reese and Marissa Reese	**New Owner**	
(NAME)	(NAME)	**061-15-0-334.00**
1113 Marion Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JOHN C. PHILLIPS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN REESE AND WIFE, MARISSA REESE,** 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 parts of Lots Numbers 287 and 288, on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, and being Described according to a Mortgage Loan Inspection by John Kohl, III, Registered Land Surveyor, dated April 18, 1996, as follows: Beginning on the Northerly margin of Marion Avenue at a point 73 feet West of the common lot line of 286 and 287 on said plan, thence, leaving said Northerly margin of Marion Avenue, Northwardly 210 feet, more or less, (Field measured - 212 1/2 feet on Deed) to a point; thence, Northwardly 37 feet, more or less, to a point in the common Lot line of the original Lots 287 and 288; thence, with the original Lot line of Lots 287 and 288 Southwardly 28.5 feet to a point; thence, Southwestwardly 26.5 feet to a point; thence, Southwardly 186.5 feet to a point in the Northerly margin of Marion Avenue, thence, with the Northerly margin of Marion Avenue, Eastwardly 70 feet to the point of beginning.

Being the same property conveyed to John C. Phillips by Cash deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20031028-0158507 Register's Office for Davidson County, Tennessee, dated October 27, 2003 and recorded on October 28, 2003.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 Marion Avenue, Nashville, Tennessee 37216**.

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 30 DAY OF OCTOBER, 2020.

John C. Phillips by John Gleaves, Attorney-In-Fact

Anastasia M. Tereschuk-Phillips by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN C. PHILLIPS AND ANASTASIA M. TERESCHUK-PHILLIPS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN C. PHILLIPS AND ANASTASIA M. TERESCHUK-PHILLIPS.

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

Notary Public
My Commission Expires: _____
(SEAL)

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY