Karen Johnson Davidson County
Batch# 531692 DEEDWARR
12/14/2020 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20201214-0146263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

T-KW-20-910

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)
Andrew St. Marie and Lauren St. Marie		
(NAME)	(NAME)	
910 Phillips St.	Same as owner	**082-13-0-028.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **ERIN C. WILBURN (F/KA/ ERIN COTTRELL), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW ST. MARIE AND LAUREN ST. MARIE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a lot or parcel in North Nashville, and being part of the Old Hicks Property, described as follows:

Beginning at the Northeast intersection of Phillips Street and the first alley West of 9th Avenue North, thence with the Northerly margin of Phillips Street, Eastwardly 30 feet 4 inches to a point; thence Northwardly and on line with partition fence 90 feet, more or less, to a point at intersection of said line and Southerly margin of a private alley; thence with the margin of said private alley, Westwardly 30 feet 6 inches to a point at intersection of said private alley and the Easterly margin of the first mentioned alley, Southwardly 90 feet, more or less, to the beginning.

Being the same property conveyed to Erin Cottrell by Warranty deed from Maleea Moore, unmarried of record in Instrument No. 20101028-0086385 Register's Office for Davidson County, Tennessee, dated October 25, 2010 and recorded on October 28, 2010. The said Erin Cottrell having since married and is now known as Erin C. Wilburn.

NOTE: NATHAN WILBURN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, not yet due and payable.
- Rules, Regulations, Ordinances and Restrictions for Phillips-Jackson Street Redevelopment District Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280 and Instrument No. 20020425-0051069, in the 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: **910 Phillips St., Nashville, Tennessee 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 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 1st DAY OF DECEMBER, 2020.

Erin C. Wilburn (f/k/a Erin Wilburn)

Nathan Wilburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN C. WILBURN and NATHAN WILBURN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3·17·2024