WARRANTY DEED

Karen Johnson Davidson County
Batch# 531835 DEEDWARR
12/14/2020 10:13:28 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20201214-0146464

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF December 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN P. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Irving Babcock IV	**SAME**	088-00-0-033.00
(NAME)	(NAME)	
7445 Lakeview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Gregory Alan Phillips and Jennifer Phillips Wiley, f/k/a Jennifer Phillips Cox** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas Irving Babcock IV and Kelley Kendrick Babcock, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point on the southernly margin of Lakeview Drive, North 84° 30' West 12 feet, South 76° 30' West 210 feet and North 37° West 612 feet from the southwest corner of the property conveyed to W. J. Smith and wife, by deed from Joe Marshall Spann and wife, of record in Book 2633, page 59, Register's Office for said County; thence with the southernly margin of said Drive southwestwardly 320 feet; thence South 37° East 489 feet; thence North 66° 30' East 157 feet; thence North 76° 30' East 190 feet; thence North 37° West 612 feet to the beginning, containing 4.04 acres, more or less.

Being the same property conveyed to Claudie B. Phillips and wife, Carol N. Phillips by Warranty Deed from Otho Lee Hunt and wife, Mildred Louise Hunt, dated 04/14/1986 and recorded 04/14/1986, of record in Book 6828, Page 894, Register's Office for Davidson County, Tennessee.

The said Carol N. Phillips died leaving the said Claudie B. Phillips the sole surviving tenant by the entirety. The said Claudie B. Phillips died testate on 10/16/2019, devising subject property to Gregory Alan Phillips and Jennifer Phillips Wiley, as evidenced in File No. 19P2132, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory Alan Phillips and Jennifer Phillips Wiley by Executors Deed from Gregory Alan Phillips, individually as the Executor of the Last Will and Testament of Claudie B. Phillips, dated 02/12/2020 and recorded 03/13/2020, of record in Instrument 202003130028245, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7445 Lakeview Drive, Nashville, TN 37209

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 11 Day December 2020.

Gregory Alan Phillips

Jennifer Phillips Wiley

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Alan Phillips and Jennifer Phillips Wiley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11 day December 2020

Notary Public:

My Commission Expires: 2-15-2021

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires