Karen Johnson Davidson County
Batch# 600657 DEEDWARR
03/26/2021 09:18:38 AM 2 pgs
Fees: $13.00 Taxes: $166.50
20210326-0039945

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me, this the 25th day of March, 2021. Notary Public My commission expires: July 3 2023 (AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Nathan Stone Shannon Tompson	OWNER	Map 046-00-0 Parcel 039-00
4870 Old Hickory Blvd.		
Nashville, TN 37218		

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,

Christopher Philip, married

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

Nathan Stone, unmarried, and Shannon Tompson, unmarried, as joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being in the 13th Civil District of said County and State, and described according to a copy of a survey made by Ralph W.C. Lambert, dated March 24, 1956, as follows:

BEGINNING at a stake in the center of Bull Run Road, said stake or spike being the Southeast corner of the property conveyed to Walter D. Whittemore and wife, by deed from Rufus Gallaher, Jr., and wife, as of record in Book 2448, Page 165, Register's Office for said County; thence North 43° 53' East 275 feet to a point; thence South 30° 37' East 90.5 feet to a point; thence South 42° 49' West 248.1 feet to a point or spike in the center of Bull Run Road; thence North 47° 07' West 90 feet to the point of beginning.

Being the same property conveyed to Chris Phillip (misspelled). by Deed dated August 17, 2017 from Eva M. Lemeh, Chapter 11 Trustee in the Bankruptcy Case of REO Holdings, LLC, of record in Instrument No. 20170922-0097436, Register's Office for Davidson County, Tennessee. Chris Phillip is one and the same as Chris Philip, also known as Christopher Philip.

The property conveyed herein is unimproved and therefore not the place of residence of the Grantor or his spouse.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (____) Unimproved (__x__) property, known as **4988 Bull Run Road, Ashland City, TN 37015**

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 **25th** day of **March, 2021.**

Christopher Philip

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christopher Philip,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **March, 2021.**

Notary Public

My Commission Expires: July 3 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY