Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1251

Karen Johnson Davidson County
Batch# 612175 DEEDWARR
04/12/2021 10:17:53 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20210412-0047998

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles L. Phillips, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. Powers and wife, Fran J. Powers**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles L. Phillips, unmarried man by Warranty deed from Aditi Desai of record in Instrument No. 20180731-0074663 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 31, 2018. Charles L. Phillips is now married to Brittany Phillips and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 334 Harvard Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William S. Powers **334 Harvard Avenue** **Nashville, TN 37205**	New Owner	**104-05-0-189.00**

WITNESS THE EXECUTION HEREOF this 8th day of April, 2021.

Charles L. Phillips

Brittany Phillips

State of Tennessee)
County of Davidson)

On this 8th day of April, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles L. Phillips and Brittany Phillips, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 900,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of April, 2021.

Notary Public

My Commission Expires: 12-08-24

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY