WARRANTY DEED

Karen Johnson Davidson County
Batch# 675926 DEEDWARR
07/13/2021 12:39:16 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210713-0094133

G-SB-RR-21-0509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/1/23

(AFFIX SEAL)

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Paul Albert Hebert	New Owner	
(NAME)	(NAME)	**043-06-0-003.00**
509 Anderson Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **BRIAN PHILLIPS AND LYDIA PHILLIPS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL ALBERT HEBERT, AN UNMARRIED MAN,** 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, Being Part of the Easterly Portion of Lot No. 30, on the Revised Plan of the Dixie Pure Food Company's Subdivision, of Record in Book 332, Page 51, Register's Office for Said County, to Which Plan Reference Is Hereby Made for a More Complete Description.

Said Property the Southwesterly Front Corner of Which is Located Eastwardly 225.0 Feet From the Easterly Margin of Pierce Road, Fronts 148.0 Feet, More or Less, on the Easterly Line and 240.0 Feel, More or Less, on the Westerly Line to a Dead Line in the Rear, Measuring 158.0 Feet, More or Less, Thereon.

Being the same property conveyed to Brian Phillips, a single man, by Warranty Deed from Janice Imlay, now known as Janice Imlay Weimer, of record in Instrument No. 20070626-0076342, Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 26, 2007 (Value or consideration as shown in aforementioned deed $144,000.00.)

Being the same property conveyed to Brian Phillips and Lydia Phillips, husband and wife, as tenants by the entirety by Quitclaim Deed from Brian Phillips, a married man who acquired title as a single man, of record in Instrument No. 20190520-0047184, Register's Office for Davidson County, Tennessee, dated May 11, 2019 and recorded on May 20, 2019

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 900, Page 157, Book 1539, Page 179 and Book 1539, page 193, 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: **509 Anderson Lane, Madison, Tennessee 37115**.

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 12th DAY OF JULY, 2021.

Brian Phillips
Lydia Phillips, by her Attorney-In-Fact, Brian Phillips

Lydia Phillips, by her Attorney-In-Fact, Brian Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of July, 2021.

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN PHILLIPS, 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 LYDIA PHILLIPS, and who acknowledged he/she/they executed the same as the free act and deed of the said LYDIA PHILLIPS.

Witness my hand and official seal, this the 12th of July, 2021.

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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