(1)

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 706494 DEEDWARR
08/30/2021 09:58:33 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210830-0116400

THIS INSTRUMENT WAS PREPARED BY
dgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Maxwell Long	New Owner	141-15-0D-094.00 CO
(NAME)	(NAME)	
8045 Claytie Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Paul Phillips and Tiffany Phillips, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maxwell Long, an unmarried man and Amanda Bowlds, an unmarried woman, 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 Lot No. 94 on the Final P.U.D. Plan, Phase II, Sheffield on the Harpeth, of record in Book 6900, pages 410 and 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul Phillips and spouse, Tiffany Phillips, by Warranty Deed from James T. Lambros, unmarried, dated June 17, 2005, of record in Instrument No. 20050621-0070902, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8045 Claytie Circle, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plans of record Book 6900, page 9 and Book 6900, pages 410 and 411; Restrictions of record in Book 6925, page 900; Book 7145, page 954; Book 8505, page 598; Book 8747, page 97; Book 9313, page 806 and Instrument No. 20210708-0092059; By-Laws of record in Book 7145, page 964 and Book 8146, page 463; Articles of Incorporation/Charter of record in Book 6939, page 983; Easement for water line of record in Book 5738, page 829; Unanimous consent of record in Book 8276, page 238**; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 25th day of August, 2021.

Paul Phillips

Tiffany Phillips

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Paul Phillips and Tiffany Phillips, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of August, 2021.

Notary Public
My Commission Expires: _____

File No.: 34821

