WARRANTY DEED

Karen Johnson Davidson County
Batch# 707213 DEEDWARR
08/30/2021 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,254.36
20210830-0116870

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 329,015 - JE

Lauren Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210609-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angus Michael Phillips, a single man	Angus Michael Phillips, a single man	128-12-0A-086.00-CO
(NAME) 320 Old Hickory Blvd	(NAME) 320 Old Hickory Blvd	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NEAL COTY AND HOLLY BROWN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGUS MICHAEL PHILLIPS, A SINGLE MAN, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 320 Old Hickory Blvd, Apt 1705, Nashville, TN 37221
(House No.) (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.

Witness our hands this 27 day of August, 2021.

Neal Coty

Holly Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27 day of August, 2021, before me personally appeared Neal Coty and Holly Brown, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of August, 2021.

Commission Expires: _____

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. 86 as specified on thev Plat shown in the Master Deed, on the Plan of Building No. 17, Section 2, Phase IB, Eagle Ridge at the Preserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 32, to the Master Deed, of record in Instrument No. 20030108-0003689, Register's Office for Davidson County, Tennessee, including wihout limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, of record in Instrument No. 20011011-0110875. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Neal Coty and Holly Brown, husband and wife by Warranty deed from Teresa T. Byrd, unmarried of record in Instrument No. 20180116-0004038 Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded on January 16, 2018. (Value of consideration shown in aforementioned deed $260,000.00.) Being also known as 320 Old Hickory Blvd,Apt 1705 86 Nashville, Tennessee 37221.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in _____.

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 26, 2021.

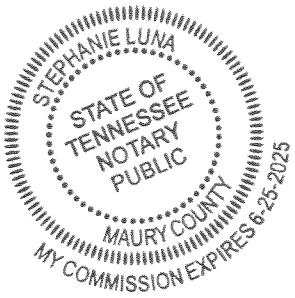
Lauren Weber
Affiant Signature

August 26, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal