Karen Johnson Davidson County
Batch# 728036 DEEDWARR
09/30/2021 12:40:09 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20210930-0131720

This instrument prepared by
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13314-TC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4 VRES 21 209

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Expires 07-09-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David James 1152 Olde Cameron Lane Franklin, TN 37067	New Owner	071-07-0-116.00 & 071-08-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **C. Lawrence Phillips and wife, Rebecca F. Phillips a/k/a Rebecca R. Phillips**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David James II, married and Freddie L. Martin, married, as tenants in common with rights of survivorship**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 42, on the Map of J.B. Haynies Oriental Subdivision, according to survey and plat appearing of record in Plat Book 161, pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said westerly 50 feet of Lot No. 42 fronts 50 feet on the northerly margin of Prince Street and extends back between parallel lines 135 feet, more or less, to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to C. Lawrence Phillips and wife, Rebecca R. Phillips by Warranty Deed from Paul B. Aponte and wife, Rose Marie Aponte and Thomas J. Watson and wife, Deborah A. Watson, dated April 18, 1991, recorded April 23, 1991, of record in Book 8336, page 165, Register's Office for Davidson County, Tennessee.

This is improved property located at: **209 Prince Avenue, Nashville, TN 37207.**

Tract 2: Land in Davidson County, Tennessee, being Lot No. 121, on the Map of J.B. Haynies Oriental Subdivision, according to survey and plat appearing of record in Plat Book 161, pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 28.2 feet, more or less, on the south side of Queen Avenue, and angles to the south 10 feet bordering a cemetery and extends easterly bordering said cemetery 81.8 feet, more or less, then extending southerly 140 feet on the west line and 122 feet on the east line to a dead line upon which it measures 100 feet, more or less.

Being the same property conveyed to Lawrence Phillips and spouse, Rebecca Phillips by Warranty Deed from Paul B. Aponte and Thomas J. Watson, dated July 1, 2003, recorded July 10, 2003, of record in Instrument No. 20030710-0095845, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of C. Lawrence Phillips and Rebecca F. Phillips ("Principal") by Jake Moore pursuant to the Powers of Attorney of record in Instrument Nos. 20210930-0131716 and 20210930-0131717, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference. 20210930-0131718 20210930-0131719

C. Lawrence Phillips and Lawrence Phillips are one and the same person; Rebecca F. Phillips, Rebecca R. Phillips and Rebecca Phillips are one and the same person.

This is improved property located at: **338 Queen Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of September, 2021.

GRANTOR:

C. Lawrence Phillips by [signature], his Attorney in Fact
C. Lawrence Phillips by Jake Moore, his Attorney-In-Fact

Rebecca F. Phillips a/k/a Rebecca R. Phillips by [signature], her Attorney in Fact
Rebecca F. Phillips a/k/a Rebecca R. Phillips by Jake Moore, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jake Moore, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for C. Lawrence Phillips and Rebecca F. Phillips a/k/a Rebecca R. Phillips and that he is authorized by C. Lawrence Phillips and Rebecca F. Phillips a/k/a Rebecca R. Phillips to execute this instrument on their behalf.

WITNESS my hand and seal at office this 21st day of September, 2021.

[signature]
Notary Public
My Commission expires: 6/25/25

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

EXHIBIT "A"
TO Warranty Deed
From: C. Lawrence Phillips and Rebecca R. Phillips
To: David James

STATE OF TENNESSEE
COUNTY OF W. Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 7th day of September, 2021.

Notary Public
My Commission Expires: 6/25/25

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