WARRANTY DEED

Karen Johnson Davidson County
Batch# 836408 DEEDWARR
04/08/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220408-0041078

File #22-DM-3600-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Caroline Spore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2022.

C. Yvonne Carney
Notary Public

MY COMMISSION EXPIRES: 5-7-24
(AFFIX SEAL)

C. YVONNE CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frederick Larue Conrad, III and Caroline Dare Spore	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**104-01-0-249.00**
3600 Pilcher Avenue	**4004 Hillsboro Road, Suite 216B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(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, **JAMES DAVID PHILLIPS AND JULIE REVIEW PHILLIPS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREDERICK LARUE CONRAD, III AND CAROLINE DARE SPORE, HUSBAND AND WIFE,** 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 Lot No. 1 on the Plan of M. T. Pendergrass Subdivision of Lot Nos. 175 and 176 in West Grove Plan of record in Plat Book 547, Page 185, 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 James David Phillips and Julie Reavie Phillips, husband and wife by Warranty deed from Richard K. Colloredo and Lynnae A. Colloredo, husband and wife of record in Instrument No. 20160620-0062612 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 20, 2016.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 547, Page 185, Register's Office for Davidson County, Tennessee.
* Restrictive Covenants for Detached Structure of record in Instrument Number 20091029-0100056, 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 ____ **unimproved** __X___ **improved** property known as: **3600 Pilcher Avenue, Nashville, TN 37209.**

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 28th day of March, 2022.

James David Phillips

Julie Reavie Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2022, before me personally appeared James David Phillips and Julie Reavie Phillips, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or 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 this the 28th day of March, 2022.

Affiant Signature
Date 03/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

