Karen Johnson Davidson County
Batch# 856500 DEEDWARR
05/17/2022 10:39:02 AM 2 pgs
Fees: $13.00 Taxes: $5,476.00
20220517-0056586

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly A. Williams and Christopher Coleman, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Larry Phillips and Brittany Phillips, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lots No.13 and 14 on the unrecorded Map showing the Subdivision of Leonte described as follows: Beginning at the Southwest intersection of 5th Street (or Noelton Lane) and Lealand Lane (formerly 10th Avenue South); thence Southerly along the Westerly margin of Lealand Lane 201 feet, more or less, to the common corner of Lots No. 4 and 15; thence with the line between said lots and between Lots No.13 and 16, Westerly 181 feet 6 inches, more or less, to the common corner of Lots No.12, 13,16 and 17 thence with the line between Lots No. 12 and 13, Northerly 200 feet to the Southerly margin of Noelton Lane; thence with the margin of the same Easterly 200 feet to the point of beginning.

Being the same property conveyed to Holly A. Williams and Christopher Coleman, wife and husband by Warranty deed from Johnny M. Thomas, Jr., a single person of record in Instrument No. 20211105-0148021 Register's Office for Davidson County, Tennessee, dated November 2, 2021 and recorded on November 5, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3401 Lealand Lane, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Charles Larry Phillips	**Evansville Teachers Federal**	**118-09-0-046.00**
3401 Lealand Lane	**PO Box 5129**	
Nashville, TN 37204	**Evansville, TN 47116-5129**	

WITNESS THE EXECUTION HEREOF this 12 day of May, 2022.

Holly A. Williams

Christopher Coleman

State of Mississippi
County of Adams

On this 5th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Holly A. Williams and Christopher Coleman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10/4/2025

STATE OF MISSISSIPPI
CAROL L. SAMUEL
NOTARY PUBLIC
Adams County
Commission Expires
October 4, 2025
COMMISSION NUMBER 293112

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,480,000.00.**

Affiant

Sworn and subscribed before me on this ~~the~~ 13th day of May, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON