WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2022.

Notary Public

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

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

DM-VR-22-214-88

THIS INSTRUMENT WAS PREPARED BY
Eddy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valerie Phillips	**SWBC Mortgage**	
(NAME)	(NAME)	142 04 0A 088.00
214 Old Hickory Blvd Apt 88	**117 Seaboard Lane, Ste. F205**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(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, **DANA WITHERS**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALERIE PHILLIPS, A SINGLE WOMAN,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 88, in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, and as established by Master Deed of record in Book 5438, Page 699, as amended in Book 6082, Page 866 and at Instrument Nos. 20020213-0019280 and 20020321-0034877, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to W. Russell Withers, Jr., by Quit Claim Deed from Glenn Cagle, District Director of Internal Revenue for the District of Nashville, Tennessee, of record in Book 11401, Page 699, in the Register's Office of Davidson County, Tennessee, dated September 30, 1988 and recorded on March 26, 1999. The said W. Russell Withers, Jr., died intestate on January 24, 2014.

The Said W. Russell Withers, Jr. having since died intestate on January 24, 2014 with the property vesting in Dana Ruth Withers as his sole surviving heir-at-law as evidenced by Affidavit's of Heirship of Record in Instrument Numbers 20170424-0039889 and _____20221021O114910_____ in the Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Forest Condominium Apartments, as recorded in Plat Book 5200, Page(s) 167.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium Apartments Condominium of record in Book 5438, Page 699, as amended by instrument(s) of record in Book 6082, Page 866 and at Instrument Nos. 20020321-0034877 and 20090819-0078072; Appointments of Successor Trustee at Book 6896, Page 144 and Book 7886, Page 939; and Waiver at Instrument No. 20020213-0019280; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Sanitary Sewer, recorded in Book 5074, Page 945 and at Instrument No. 20000915-0091869.
- Easement for Construction and Maintenance of Pipe Line, recorded in Book 6427, Page 537.
- Easement for Permanent Easement for Construction and Maintenance of a Drainage Facility, recorded in Book 7957, Page 145.
- Easement for Public Utilities, recorded in Book 8097, Page 290.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 932538 DEEDWARR
10/21/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20221021-0114911

20221021O114911

This is improved property known as: 214 Old Hickory Blvd Apt 88, Nashville, Tennessee 37221.

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 ____ DAY OF OCTOBER, 2022.

Dana R Withers
Dana Withers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA WITHERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2022.

Lisa B Roddy
Notary Public
My Commission Expires: 5-28-2025
(SEAL)

OFFICIAL SEAL
LISA B ROUDY
Notary Public, State of Illinois
My Commission Expires 05-28-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizo 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-21-22 (date of document).

Affiant Signature

Date: 10-21-22

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of October, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

