WARRANTY DEED

Karen Johnson Davidson County
Batch# 938464 DEEDWARR
11/07/2022 10:39:37 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70

20221107-0119488

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **331,000.0**

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS **4th day of November, 2022**

Notary Public

MY COMMISSION EXPIRES: 8-21-2023
(Affix Seal)

C22-196

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Eric Phillips		
7020 Bonnalake Dr.	**Same as Owner**	**07408021600**
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Lauran Rae Finney Trustee of the Finney Family Protection Trust dated August 25,2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Kevin Eric Phillips, an Unmarried 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 7020 Bonnalake Dr., Hermitage, Hermitage, TN 37076. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot 1027 on the Plan of Hermitage Hills Subdivision, Section 10 of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1027 fronts 77 feet on the Northeasterly margin of Bonnalake Drive and extends back 163.16 feet on the Northwesterly line and 145.3 feet on the Southeasterly line to a broken line in the rear measuring 114.53 feet thereon.

Being the same property conveyed to Lauran Rae Finney Trustee of the Finney Family Trust dated August 25,2016 by Quitclam Deed from Lillian F. Finney dated 08/25/2016 and filed for record on 08/29/2016 of record in Instrument No. 20160829-0090353 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **7020 Bonnalake Dr., Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 4th day of November, 2022.

The Lauren Rae Finney Trustee of the Finney Family Protection Trust dated August 25, 2016

By Lauren Rae Finney
Lauren Rae Finney, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lauren Rae Finney, Trustee of the Lauren Rae Finney Trustee of the Finney Family Protection Trust dated August 25, 2016, with whom I am personally acquatinted and who upon their oath(s) acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2022.

Commission Expires: 8-21-2023

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023