WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010360 DEEDWARR
06/02/2023 08 34 05 AM 2 pgs
Fees $13 00 Taxes $3,200 50

20230602-0041602

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Duane A. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Duane A. Phillips and Marie W. Phillips	Legacy Home Loans	142 16 0A 086.00
(NAME)	(NAME)	
1405 Hampshire Place	1036 Stearman Dr, Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bennett Tarleton and Victoria S. Tarleton, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Duane A. Phillips and Marie W. Phillips, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Phase Two of Devon Park A Planned Unit Development, of record in Plat Book 6250, Page 432, said Register's Office, to which reference is hereby made for a more Complete and accurate legal description.

Being the same property conveyed to Bennett Tarleton and wife, Victoria Smith Tarleton, by Warranty Deed from S.R. Blanton Construction, Inc., of record in Book 7178, Page 36, in the Register's Office of Davidson County, Tennessee, dated March 20, 1987 and recorded on March 24, 1987.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1405 Hampshire Place, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 26th day of May, 2023.

GRANTORS:

Bennett Tarleton

Bennett Tarleton

Victoria S. Tarleton

Victoria S. Tarleton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Bennett Tarleton and Victoria S. Tarleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26 day of May, 2023.

Notary Public

My Commission Expires: 5/9/26

