WARRANTY DEED

Karen Johnson Davidson County
Batch# 1041052 DEEDWARR
08/22/2023 09 48 38 AM 2 pgs
Fees $13 00 Taxes $4,440 00

20230822-0065394

16922

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
HOUSTON COUNTY
Commission Expires 07-22-2026

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin W Lawson Jenna A Lawson	Mortgage Investors Group	115040074.00
(NAME)	(NAME)	
704 Darden Place	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jere P. Phillips, Trustee of the Al Phillips Family Trust dated December 19, 2012,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin W Lawson and Jenna A Lawson, husband and wife,** 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:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 157 on the Plan of Hillwood Estates, Section 9, Part 1, as of record in book 2331, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Jere P. Phillips, Trustee of The Al Phillips Family, dated December 19, 2012, with full power to sell or encumber the property without the consent of any beneficiary, by deed of record in Instrument No. 20121228-0120299 , Register's Office for Davidson County, Tennessee. The said Jere P. Phillips, Trustee of The Al Phillips Family, dated December 19, 2012, with full power to sell or encumber the property without the consent of any beneficiary being one and the same as Jere P Phillips, Trustee of The Al Phillips Family Trust, dated December 19, 2012, with full power to sell or encumber the property without the consent of any beneficiary.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 704 Darden Place, Nashville, TN 37205
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 my/our hands this 18th day of August, 2023.

Jere P Phillips, Trustee of the Al Phillips Family Trust
dated December 19, 2012

By: Jere P. Phillips, Trustee
Jere P. Phillips, Trustee

State of Tennessee
County of Davidson

On this the 18 day of August, 2023, before me, personally appeared Jere P. Phillips as Trustee of the All Phillips Family Trust dated December 19, 2012, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed

WITNESS my hand and seal this 18th day of August, 2023

William Altus Pryor
Notary Public
My Commission Expires: _____

File No : 16922

