Box 14
37084-8

WARRANTY DEED

Karen Johnson
Batch # 1101401
02/15/2024 10:50:31 AM
Fees: $13.00 Taxes: $5,117.10

Davidson County
DEEDWARR
2 pgs

20240215-0010538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,383,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF FEBRUARY, 2024.

Kimberly Beard
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David B. Graves, IV and Anne Mcgraw		Parcel ID: 118 13 4D 001.00
(NAME) 3635 General Bate Dr.	(NAME) New Owner	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bradley Phillips and Mia R. Phillips, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David B. Graves, IV and Anne McGraw, 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 in Davidson County, Tennessee, being Unit No. 1, also known as 3627 "A" on the Plan of General Bate Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 3627 General Bate Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170802-0078533, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of General Bate Cottages, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20170802-0078533, and amended by Agreed Order to Release Lien Les Pendens, of record in Instrument No. 20190611-0056194, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Bradley Phillips and Mia R. Phillips, husband and wife, by Warranty Deed dated January 31, 2022, from Adam Charles Shulman, married, of record in Instrument No. 20220203-0012982, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions & Restrictions for 3627 General Bate Cottages, of record in Instrument No. 20170802-0078533, and amended by Agreed Order to Release Lien Les Pendens, of record in Instrument No. 20190611-0056194, said Register's Office; 2) Declaration of Covenants, Conditions and Restrictions for 3627 General Bate Cottages, a Horizontal Property Regime with Private Element, of record in Instrument No. 20170802-0078533, By-Laws appended thereto, said Register's Office; 3) Charter of 3627 General Bate Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220201-0011458, Register's Office for Davidson County, Tennessee; 4) All matters shown on Plat Book 1424, Page 21, Register's Office for Davidson County, Tennessee; 5) Taxes for the current year prorated and assumed by the Grantee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3635 General Bate Dr., 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 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 our hands this 14 day of February, 2024.

Bradley Phillips

Mia R. Phillips

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bradley Phillips and Mia R. Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of February, 2024.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY