WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003. Notary Public MY COMMISSION EXPIRES: 11-27-04 (AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Reasonover	Cavalry Banking	51-10E-15
(NAME)	(NAME)	
808 Lewis Court	114 West College Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37130	
(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, Kimberly R. Crain, a/k/a Kimberly R. Phillips, and husband Elbert E. Phillips, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca Reasonover, 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:

A certain condominium unit** in Davidson County, Tennessee, being Unit No. 808 on the Plan of Oakwood Trace Condominium, Phase III, a copy of which is of record in Book 7506, Page 650, Register's Office for Davidson County, Tennessee, as Exhibit C to the Master Deed of to which reference is made for a more complete description.

15 Oakland

** erroneously described as Unit 808, Oakwood Trace on previous deed

Being the same property conveyed to Kimberly R. Crain, unmarried, by Warranty Deed from Cheryl Holmes Thompson (a/k/a Cheryl Holmes and Cheryl Homes) and husband, William R. Thompson, of record in Book 11653, Page 551, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 808 Lewis Court, Madison, TN 37115

(House Number) (Street) (P.O. 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.

Davidson County DEEDWARR
Recvd: 05/06/03 10:50 2pgs
Fees:13.00 Taxes:347.43
20030506-0060049

Witness my/our hand(s) this 30th day of April, 2003.

Kimberly R. Phillips
Kimberly R. Crain, a/k/a Kimberly R. Phillips

Elbert E. Phillips
Elbert E. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly R. Crain, a/k/a Kimberly R. Phillips and Elbert E. Phillips, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2003.

Commission expires: November 27, 2004

Deborah K. Devine
Deborah K. Devine Notary Public