WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 08/02/05 15:03 2 pgs
Fees:13.00 Taxes:573.50

20050802-0090467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/30/05 (AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton R. Nichols	**Bank of America, N.A.**	**Map 151-1-A**
(NAME) **3529 Burwick Palce**	(NAME) **9000 Southside Blvd.**	**Parcel 24**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Jacksonville, FL, 32256**	
(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, **KEITH P. PHILLIPS AND WIFE, HEATHER PHILLIPS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINTON R. NICHOLS;*** 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:

***Unmarried**

Land in Davidson County, Tennessee, being Lot 24, on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith P. Phillips, unmarried, by deed from Roger W. Madding and wife, Anya Madding, of record as Instrument No. 20020412-0045751, Register's Office fro Davidson County, Tennessee.

Heather Phillips joins in executing this Warranty Deed to convey any and all martial rights she may have in subject property.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 444-447, said Register's Office; (c) Restrictive covenants contained in Book 7358, page 656, Book 7538, page 792, Book 7599, page 812 and Book 8667, page 381, said Register's Office; (d) Charter of record in Book 7597, page 977, said Register's Office; and (e) By-Laws of record in Book 8679, page 446, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3529 Burwick Place, Antioch, TN 37013

(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.

Witness my hand this 29th day of July, 2005.

Keith P. Phillips

Heather Phillips

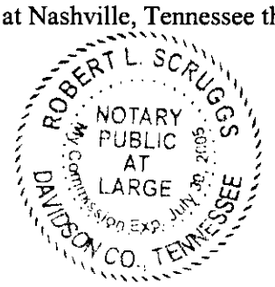
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Keith P. Phillips and Heather Phillips** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

Commission expires:
7/30/05



Robert L. Scruggs, Attorney Notary Public