2045
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Davidson County DEEDWARR
Recvd: 11/03/05 11:07 3 pgs
Fees:18.00 Taxes:982.35

20051103-0133110

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of October, 20 05, by and between **DAVY PHILLIPS and VALERIE L. PHILLIPS**, party of the first part, and **SIRVA RELOCATION CREDIT, LLC, a Delaware Limited Liability Company**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of HERMITAGE, County of DAVIDSON, State of Tennessee, to wit:

> BEING LOT NO. 28, SECTION TWO, THE MEADOWS OF SEVEN POINTS, AS SHOWN BY PLAT OF RECORD IN PLAT INSTRUMENT # 20010726-0079443, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 200312090176475 in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of HERMITAGE and County of DAVIDSON realty taxes for the year 20_____, and subdivision restrictions, building lines and easements of record in Plat Book _____, Page _____, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DAVY PHILLIPS

VALERIE L. PHILLIPS

STATE OF TN

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DAVY PHILLIPS**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 26 day of August, 20 05.

Notary Public

My commission expires: 5/23/09

PATRICIA TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES: May 23, 2009

STATE OF TN
COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **VALERIE L. PHILLIPS**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 26 day of August, 2005.

Notary Public

My commission expires: 5-23-09

PATRICIA TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES: May 23, 2009

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 265,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of October, 20 05.

Notary Public

My commission expires: 1-31-2009

CANDANCE G. CARLSON
NOTARY PUBLIC – MINNESOTA
MY COMMISSION EXPIRES 1-31-09

Property Address: **1304 FISHERS MEADOWS COVE, HERMITAGE, TN 37076**

Tax Parcel Number: Map 098-13-0-C-048.00

Name and address of property owner, and mail tax bills to:

Sirva Relocation, LLC.
3300 Fernbrook Lane N
Plymouth MN 55447-0300

This instrument was prepared by, and after recording, return to:

Cumberland Title
13018 Lebanon Rd
Mt. Juliet TN 37122