#600010

Return To:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/06 14:10 2 pgs
Fees:13.00 Taxes:1182.15
20060131-0012070

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$319,500.00**

Affiant

Subscribed and sworn to before me this 25th day of January, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

Prepared By:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bryan J. Phillips	New Owners	172-14-B/204CO
4712 Sterling Cross		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joseph Robertson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bryan J. Phillips and Mary J. Phillips, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 204 on the plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development , of record in Instrument Number 20010313-0024087 , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Robertson and Lane Wallace, from Kenneth L. Wilkens, an unmarried man, by deed on October 14, 2005, of record in Instrument Number 20051020-0126396, Register's Office for Davidson County, Tennessee. And further conveyed to Joseph Robertson by Quitclaim Deed of record in Instrument Number 20051206-0146281, said Register's Office.

Sara Robertson joins in this conveyance to convey any and all marital rights she may have in and to the said property.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20010313-0024087, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11113, page 691, and Instrument Number 20020520-0061426, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 1113, page 717, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4712 Sterling Cross, Nashville, TN 37211**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 25, 2006.

Joseph Robertson

Sara Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Robertson and wife, Sara Robertson** to me known to be the people described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY