Davidson County DEEDWARR
Recvd: 01/24/07 13:49 2 pgs
Fees:13.00 Taxes:847.30

20070124-0009918

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

CHRISTINA M. REED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 22, 2008

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2007.

Notary Public

My Commission Expires: _____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 26184

ADDRESS NEW OWNER(S) AS FOLLOWS:
Caleb Phillips and wife, Amy Phillips

1708 Champions Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Realty Mortgage Corporation
7000 Executive Center Dr, Ste 200
Brentwood, TN 37027

MAP-PARCEL NUMBERS:

172080B08600CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joshua R. Belville and wife, Darci A. Belville hereinafter referred to as Grantors, hereby transfers and conveys to Caleb Phillips and wife, Amy B. Phillips, hereinafter referred to as 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 Lot No. 86, on the Plan of Bridle Downs, Phase Two, as shown on plat of record in Plat Book 7900, page(s) 241, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JOSHUA R. BELVILLE AND WIFE, DARCI A. BELVILLE by deed from DONALD W. AARON AND WIFE, CARLA B. AARON of record in Deed Instrument 200311050162604 on 10/31/2003 and filed for record on 11/05/2003, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900 and Page 241, Register's Office of said County.

Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 8814 and Page 631, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1708 Champions Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 19th day of January, 2007.

Joshua R. Belville

Darci A. Belville

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joshua R. Belville and wife, Darci A. Belville, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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