This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/05/07 14:34 3 pgs
Fees:18.00 Taxes:497.65
20070405-0041204

ADDRESS NEW OWNER:
Tracy Lynne Phillips
8211 Coley Davis Rd., Unit 104
Nashville, Tennessee 37221

SEND TAX BILL TO:
~~**Mortgagee**~~ New Owner

MORTGAGEE:

MAP	**141-6**
GROUP	**B**
PARCEL	**4.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Phillip Davis, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tracy Lynne Phillips**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Phillip Davis, unmarried by deed from Todd W. Hall and wife, Elizabeth A. Hall of record in Instrument no. 20030401-0042897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **8211 Coley Davis Rd., Unit 104, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*Stephanie Davis, spouse of Phillip Davis, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS my hand this the **30th** day of **March, 2007.**

Phillip Davis

Phillip Davis

Stephanie Davis by Phillip Davis as Atty in fact

Stephanie Davis by Phillip Davis as attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip Davis, married,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **Stephanie Davis** and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Stephanie Davis** as her free act and deed.

WITNESS my hand and official seal this 30th day of March, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $134,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit "A"

LAND in Davidson County, Tennessee, being Unit No. 104 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, Page 931, amended in Book 11662, Page 988, Book 11662, Page 993, Instr. 200002110014075, and Instr. 200006090057726, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, Pages 829 and 830, said Register's Office, for a more complete identification and description of such unit.