RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/07 15:42 2 pgs
Fees:13.00 Taxes:444.00
20070706-0081082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-16-08

(AFFIX SEAL)

JAI KEHEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles DeVier and David Jenner	Same	
(NAME) 2201 St. Joseph's Ct.	(NAME) Same	Map 42-14
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	Parcel 14
(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, **J. CHARLES PHILLIPS, unmarried AND GREGORY D. PHILLIPS**, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHARLES DEVIER AND DAVID JENNER**, 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:

BEING Lot No. 60 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127 and amended in Book 2695, page 31, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to J. Charles Phillips and Gregory D. Phillips by Warranty Deed from Estate of Sarah Kathryn Hinton, David V. Hinton, Executor & Devisee, William Charles Hinton, Devisee and Raymond Edward Hinton, Divisee, dated December 30th, 1996 of record January 2, 1997 in Book 10308, Page 168, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 611 Tuckahoe Drive, Madison, TN 37115

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 our hands this 5th day of April, 2007.

X J. Charles Phillips by

J. Charles Phillips by Gregory D. Phillips, his attorney in fact

HIS ATTORNEY IN FACT

Gregory D. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, **Gregory D. Phillips** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **J. Charles Phillips** and who acknowledged that he/she executed the same as the free act and deed of **J. Charles Phillips**

In witness whereof, **Gregory D. Phillips** as attorney-in-fact for **J. Charles Phillips**, pursuant to Power of Attorney recorded in Instrument No. 20070706-0081081, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of **J. Charles Phillips,** this 5th day of April, 2007.

Witness my hand and official seal at Nashville, Tennessee on this 5th day of April, 2007.

Commission expires: 9-16-09

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2007, before me personally appeared Gregory D. Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/16/09

(SEAL)

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY