WARRANTY DEED

File Number: 70482

Davidson County DEEDWARR
Recvd: 01/16/08 14:26 4 pgs
Fees:23.00 Taxes:369.63
20080116-0005038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Covington	Taylor, Bean & Whitaker	058-11-0-093.00
(NAME)	(NAME)	
529 Phipps Dr.	1417 N. Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Ocala, FL 34475-9078	
(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, Phase 10 Management, LLC and By: Derrick Leonard, Owner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany Covington, 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 529 Phipps Dr., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of January, 2008.

Phase 10 Management, LLC

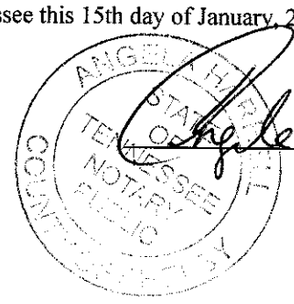
By: Derrick Leonard, Owner

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Derrick Leonard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Owner of Phase 10 Management, LLC, the within named bargainor, a Limited Liability Company, and that he as such Owner, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Derrick Leonard as such Owner.

Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 2008.

Commission expires: 4/28/09



Notary Public

File No.: 70482

EXHIBIT A

529 Phipps Drive. Nashville, TN 37218 **Map 058-11-0 Parcel 093.00**

Land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 212 on the plan of Royal Hills Subdivision, Section I, as of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bluegrass Title Company, as Trustee by Deed of Trust from Andrew Hereford recorded on December 27, 2001 in Instrument No. 20021227-0159988 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee recorded on July 6, 2006 Instrument No. 20060706-0080513 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phase 10 Management, LLC by Special Warranty Deed from Household Financial Center, Inc. recorded on March 20, 2007 Instrument NO. 20070320-0033701 in Register's Office for Davidson County, Tennessee.

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010