WARRANTY DEED

File Number: 70511

Davidson County DEEDWARR
Recvd: 02/25/08 10:00 3 pgs
Fees:18.00 Taxes:475.82
20080225-0017908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,600.00

Janice M. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 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
Janice M. Brown	Residential Loan Centers of America, Inc	061-05-0-A-108.00-CO
(NAME) 718 Maple Pl	(NAME) 2350 E. Devon Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Des Plaines, IL 60018	
(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, Walter Phillips Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice M. Brown, a single woman 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:

718 Maple Place, Nashville, TN 37216 **Map 61-5-A Parcel 108**

Being Lot No. 7 on the Plan of Poplar Glen, Phase V of record in Plat Book 7900, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Lockridge, unmarried by Warranty Deed from Fox Ridge Homes, Inc. recorded on September 20, 1995 in Book 9799 Page 793 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter Phillips, Jr. by Warranty Deed from Robert Lockridge recorded on August 28, 2006 in Instrument # 20060828-0105609 in Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 7534, Page 591; Book 7548, page 612; Book 8036, page 175, and Book 8679, page 984, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Cross easement of record in Book 7337, page 269, Register's Office for Davidson County, Tennessee.

Subject to sewer/Storm Drainage easement of record in Book 4989, page 430, Register's Office for Davidson County, Tennessee.

Subject to Agreement of record in Book 608, page 308, in Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer and/ or Storm Drainage easement of record in Book 5129, page 28, and Book 5325, page 322, Register's Office for Davidson County, Tennessee.

Subject to easement, Restrictions and Conditions as set out per Plat Book 7900, page 392, in Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 718 Maple Pl, Nashville, TN 37216

(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 my hand this 14th day of February, 2008.

Walter Phillips, Jr.

Walter Phillips Jr.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Phillips, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Walter Phillips, Jr. executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2008.

Commission expires: 4/28/09

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Angela Harrell

Angela Harrell Notary Public

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.

Elizabeth A Gray
Notary's Signature

MY COMMISSION EXPIRES: _____

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

My Commission Expires JULY 24, 2010