(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/08 09:53 2 pgs
Fees:13.00 Taxes:336.70
20080327-0030606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/22/09

(AFFIX SEAL)

KATHRYN N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Phillips	Cartus Home Loans	162010CO6600CO
(NAME)	(NAME)	
616 Hickory Glade Ct.	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Mt. Laurel NJ 08054	
(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, Andrew C. Flynn and wife, Jing Wang, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. Phillips and wife Karen H. Phillips, 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:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 66 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889 as amended in Book 6900, Page 41, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Andrew C. Flynn, by deed of record in Instrument No. 20060706-0080756, Register's Office for Davidson County, Tennessee.

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

Jing Wang joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Andrew C. Flynn by Jeannette Flynn as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080327-0030604, in the Register's Office for Davidson County, Tennessee. Andrew C. Flynn being one and the same as Andrew Flynn.

This instrument is executed on behalf of Jing Wang by Jeannette Flynn as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080327-0030605, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 616 Hickory Glade Court, Antioch, TN 37013

(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 21st day of February, 2008.

Andrew C. Flynn by Jeannette Flynn

Andrew C. Flynn by Jeannette Flynn, his attorney in fact

His attorney in Fact

Jing Wang by Jeannette Flynn

Jing Wang by Jeannette Flynn, her attorney in fact

Her attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of March, 2008, before me personally appeared Jeannette Flynn, the person who executed the foregoing instrument on behalf of Andrew C. Flynn and who acknowledged that she executed the same as the free act and deed of the said Andrew C. Flynn, through Power of Attorney granted her by the said Andrew C. Flynn.

On this the 21st day of March, 2008, before me personally appeared Jeannette Flynn, the person who executed the foregoing instrument on behalf of Jing Wang and who acknowledged that she executed the same as the free act and deed of the said Jing Wang, through Power of Attorney granted her by the said Jing Wang.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2008.

Commission expires:

La Trece McAdoo

Notary Public

La Trece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County