This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 04/16/08 13:40 2 pg
Fees:13.00 Taxes:449.55
20080416-0038548

File No.: **08-2262**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Kenneth A Williams, Jr. and Patti Williams, husband and wife, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Bryan Phillips, a single man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

BEING UNIT NO. 23, ON THE PLAN OF A HORIZONTAL PROPERTY REGIME PLAT, NASHBORO VILLAGE-TRACT 13, OF RECORD AS INSTRUMENT NO. 20021230-0161681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO SAID PLAN BEING HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KENNETH A. WILLIAMS, JR. AND PATTI WILLIAMS, HUSBAND AND WIFE, BY WARRANTY DEED FROM GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED THE 10TH DAY OF APRIL 2006 IN INSTRUMENT NO. 20060410-0041206, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **135120C02300CO**
☒ Improved OR
☐ Unimproved property located at: **1953 Nashboro Blvd, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **15th** day of **April, 2008.**

Kenneth A Williams Jr.
Kenneth A Williams, Jr.

Patti Williams
Patti Williams

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth A Williams, Jr. and Patti Williams** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **15th** day of **April, 2008.**

Tara R. Kelley
Notary Public

My Commission Expires:
3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$121,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **15th** day of **April, 2008.**

Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Bryan Phillips**

and Address: **1953 Nashboro Blvd, Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Community Mortgage, Inc
1610 S Church St., Suite A,
Murfreesboro, TN 37130