Davidson County DEEDWARR
Recvd: 04/25/08 13:31 2 pgs
Fees:13.00 Taxes:554.63

20080425-0042451

WARRANTY DEED

ET-08-0742

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC TENNESSEE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Ann Cameron	Primary Residential Mortgage,	
2949 Riverbend Drive (ADDRESS)	4750 West Wiley Post Way, #200 (ADDRESS)	62-2-A-237 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN PHILBIN AND FELICIA PHILBIN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUDITH ANN CAMERON, AN UNMARRIED WOMAN AND BENNETT L. BRILHART AND WIFE, JOANNE E. BRILHART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 229, RIVER TRACE ESTATES, PHASE I, SECTIONS 4 AND 5, as shown on plat of record in Plat Book 9700, Page 409, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Felicia Philbin, formerly known as Felicia D. Seal, a married woman who acquired title as an unmarried woman and joined by her spouse Kevin Philbin to Kevin Philbin and Felicia Philbin, husband and wife as joint tenants with right of survivorship and not as tenants in common as recorded on the 24th day of June, 2005 in Instrument No. 20050624-0073005 and Warranty Deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc. to Felicia D. Seals, unmarried as recorded on the 20th day of October, 1999 in Book 11710, Page 559, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 9700, page 409; Plat Book 6250, page 995; Book 6581, page 370; Book 6982, page 747; Book 6851, page 390; Book 6851, page 363; Book 3959, page 595; Book 1163, page 341; Book 7030, page 798; Book 7907, page 168; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2949 Riverbend Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of April, 2008.

Kevin Philbin

Felicia Philbin

STATE OF Tennessee
COUNTY OF Wilson

On this the 15th day of April, 2008, before me personally appeared Kevin Philbin and Felicia Philbin, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2008.

Notary Public

My Commission Expires: 09-17-11

BEVERLY J. HEATHERLY
NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520