File No. 290200862

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090018907 DEEDWARR
Recvd: 03/23/09 09:38 2 pgs
Fees:13.00 Taxes:407.00
20090323-0025671

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-2-12

(AFFIX SEAL)

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey B. Hughes	**NEW SOUTH FEDERAL SAVINGS BANK**	Map 096-05-0-179.00
(NAME)	(NAME)	
2718 McCampbell Avenue	**210 AUTOMATION WAY**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**BIRMINGHAM ALABAMA 35210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ernest J. Phipps,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Lindsey B. Hughes, unmarried and Amy M. Allen, unmarried, as joint tenants with right of survivorship,

hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83, on the Plan of Donelson Heights, Section Two of record in Plat Book 1835, Page 39, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ernest J Phipps by Special Warranty Deed from US Bank National Association as Trustee for Citigroup Asset-Backed Pass-Through Certificates Series 2006 FX1 of record in Instrument No. 20080814-0083646 on 07/30/2008 and filed for record on 08/14/2008, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to: (1) County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable; (2) all matters as set forth per Plat Book 1835, Page 39, Register's Office for DAVIDSON County, Tennessee.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 2718 McCampbell Avenue, Nashville, TN 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 hands this 27th day of February, 2009.

Ernest J Phipps

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ernest J Phipps the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of February, 2009.

Commission expires: 11-28-09

Notary Public

File Number: 290200862

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN