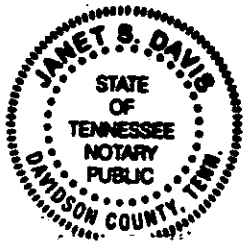
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Hastings	Fifth Third Mortgage Co.	103-6-216
(NAME)	(NAME)	
5581 Knob Road	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati, OH 45227	
(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, **Cathy Phillips, Executrix under the Last Will and Testament of Howard A. Hood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy M. Hastings**, 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:

Being Lot No. 37 on the Plan of Brookside Court Subdivision, as of record in Plat Book 1424, page 145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Howard Hood, an unmarried person by deed from Michael K. Burton and wife, Kathy J. Burton of record in Book 11155, page 871 dated August 31, 1998 said Register's Office and further conveyed to The Estate of Howard Hood

unimproved ☐

This is improved ☒ property, known as **5581 Knob Road, Nashville, TN 37209**

(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 8th day of June, 2009.

By: Cathy Phillips, Executrix

Cathy Phillips, Executrix

BILL GARRETT, Davidson County
Trans:T20090040080 DEEDWARR
Recvd: 06/16/09 14:05 2 pgs
Fees:13.00 Taxes:767.75

20090616-0055991

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Phillips, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in her capacity as executrix under the Last Will and Testament of Howard Hood acknowledged that she executed the within instrument for the purposes therein contained.

Madison, Mississippi
Witness my hand and official seal at ~~Nashville~~, Tennessee this 8TH DAY OF JUNE, 2009.

Commission expires: 5/20/2012

LaTonya R. Camper
Notary Public

STATE OF MISSISSIPPI
LATONYA R CAMPER
ID No.
86595
Com Exp.
05-20-2012
NOTARY PUBLIC
HINDS COUNTY