File No. 291000705

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090078092 DEEDWARR
Recvd: 11/17/09 10:08 2 pgs
Fees:13.00 Taxes:481.00
20091117-0105674

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Billy R Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2009.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Phillips	SunTrust Mortgage, Inc.	03409006000
(NAME) 310 Melissa Drive	(NAME) 401 Commerce Street	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Nashville, TN 37219	
(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, **Gloria Di Meola, a widow**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Billy R. Phillips and Frankie W. Sorrells, as tenants in common with rights 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. 94, on the Plan of Gateway, Section I, of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot fronts 87.2 feet on the easterly side of Melissa Drive, and runs back 146.8 feet on the northerly line and 155.4 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 80 feet thereon.

Being the same property conveyed to Domenick Di Meola and wife, Gloria Di Meola by deed from Luther K. Glover of record in Book 4293, Page 471 on 12/02/1968 and filed for record on 12/11/1968, Register's Office for Davidson County, Tennessee. The said Domenick Di Meola is now deceased (04/24/99).

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien and are now due and payable; (2) All matters as set forth per Book 3300, Page 39 and Book 3300, Page 40, said Register's Office; (3) Restrictions of record in Book 3344, page 582, in said Register's Office.

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 310 Melissa Drive, Goodlettsville, TN 37072
(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 13th day of November, 2009.

Gloria Di Meola

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gloria Di Meola, a widow 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 the 13 day of November, 2009.

Commission expires: 1/11/11

Notary Public

File Number: 291000705

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY