THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090078238 DEEDWARR
Recvd: 11/17/09 14:02 2 pgs
Fees:13.00 Taxes:403.30
20091117-0105888

From: Brandi N. James

To: Stephonia C. Phillips

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Stephonia C. Phillips 3817 Wood Trail Nashville TN 37207	New Owner	050-11-0-125.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

Affiant

Subscribed and sworn to before me this 12th day of November, 2009.

Notary Public
My Commission Expires: 9-19-2011

MICHELLE MANGRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brandi N. James FKA Brandi Nichols** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Stephonia C. Phillips, an unmarried woman** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Being Lot No. 19 on the Plan of Section 2A Timberwood Estates, of record in Book 6200, Page 579, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandi Nichols NKA Brandi N. James by Warranty Deed from JP Morgan Chase Bank, as Trustee, of record in Instrument # 20060425-0047327, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS: 3817 Wood Trail, Nashville TN 37207.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 12th day **of November 2009.**

Brandi N. James
Brandi N James

Stanley James joins in the execution of this General Warranty Deed solely for the purpose of conveying his spousal rights, if any, in the property.

Stanley James

STATE OF TENNESSEE)
COUNTY OF Williamson **-)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandi N. James , the within named bargainor, and Stanley James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Brentwood, TN, this 12th day of November, 2009.

Michelle Mangrum
Notary Public

My Commission Expires: 9-19-2011

