BILL GARRETT, Davidson County
Trans: T20100026863 DEEDWARR
Recvd: 05/05/10 14:35 2 pgs
Fees: 13.00 Taxes: 214.60
20100505-0034192

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of May, 2010, by and between Rhonda D Christiansen, married, party of the first part, and Ernest J Phipps, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Unit Number 145 of Brooke Castle Condominium, a horizontal property regime pursuant to the Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 6250, Page 156, as amended by Book 6250, Page 627 and corrected by Surveyors Certificate of Correction of record in Book 6680, Page 905 and re-recorded at Book 6727, Page 762, said Register's Office to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being all or part of the same property conveyed to Rhonda D. Christiansen by virtue of that certain Quit Claim Deed dated April 29, 2010 and recorded at Instrument No. 20100430-0033103, in the Register's Office of Davidson County, Tennessee and Cash Deed dated November 12, 2009, at Instrument No. 20091116-0105171.

**Seller warrants that she has never used the property as her primary residence and has used it for investment purposes only. **

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rhonda D Christiansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rhonda D Christiansen, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of May, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Ernest J Phipps 145 Brooke Castle Dr #145 Hermitage, TN 37076
Tax Parcel No	075080A04600CO
Property Address:	145 Brooke Castle Drive #145 Hermitage, TN 37076
MAIL TAX BILLS TO:	Ernest J Phipps 145 Brooke Castle Dr #145 Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $58,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ernest J Phipps
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of May, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY