BILL GARRETT, Davidson County
Trans:T20100061671 DEEDWARRSP
Recvd: 09/30/10 12:31 2 pgs
Fees:13.00 Taxes:554.04

20100930-0077942

Map-Parcel Number
09615002900

INSTRUMENT PREPARED FOR RECORDING BY: Edgar G. Phillips, Sr
SpT. Reference Number: 2006026-0075863
20060626-0075863

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16 day of August, 2010, by and between Edgar G. Phillips, Sr, and spouse, Janice B. Phillips, of 2100 Neelley Rd,Pleasant Garden, NC 27313, (collectively the "Grantor"), and Edgar G. Phillips, Jr, not married, of 3128 Boulder Park Dr. Nashville, Tn 37214, (the "Grantee").

WITNESSETH: That for and in consideration of $10.00 and other good and valuable consideration the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee with warranty covenants the following described real estate (the "Property"), situated and being in the county of Davidson, State of Tennessee:

Being Lot No 14 on the Plan of Hickory Bend, Section III, as of record in Plat Book 3600,page 42, Register's Office for Davidson County Tennessee.

Being all or part of the same property described in the County Register's Deed Book 20010928, Page 0105083.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments attached to the property or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for any taxes not yet due but constituting a lien which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims of all persons.

The Property is subject to the following easements:
Subject to all MATTERS as set forth per Plat Book 3600, Page 42 Registers office said

County Restrictive Covenants Deed Book 3642 Page 478.
Easement of Record Deed Book 6356 Page 331 Registers Office in said County.

IN WITNESS WHEREOF the Grantor has executed this instrument this 16 day of August, 2010.

Edgar G. Phillips, Sr

Janice B. Phillips

Signed, Sealed and Delivered In the Presence of:

Sign: _____ Sign: _____

Name: _____ Name: _____

Grantor Acknowledgment

SEAL-STAMP

STATE OF NORTH CAROLINA,
Randolph COUNTY.

I, Jeffery O. Lockhart, a Notary Public of the aforesaid County and State, certify that Edgar G. Phillips, Sr, and spouse, Janice B. Phillips, of 2100 Neelley Rd,Pleasant Garden, NC 27313, the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of August, 2010.

My Commission Expires: October 25, 2010

Notary Public

Jeffery O Lockhart

JEFFERY D. LOCKHART NOTARY PUBLIC RANDOLPH COUNTY, NC

Register's Fee $ _____

New Owner -
Mail Tax Notice to: Edgar G. Phillips, Sr, 2100 Neelley Rd, Pleasant Garden, NC 27313

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$149,740.20

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August 2010

Deputy Register

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