Return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 268,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, ~~2010~~ 2011

NOTARY PUBLIC

My Commission Expires: _____

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James P. and Robyn A. Avery 2081 Sherbrooke Lane Nashville, TN 37211	NEW OWNER	180-04-0A-077 CO

BILL GARRETT, Davidson County
Trans:T20110009710 DEEDWARR
Recvd: 02/16/11 09:45 3 pgs
Fees:18.00 Taxes:993.45
20110216-0013138

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBIN PHILLIPS AND WIFE, NANCY PHILLIPS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES P. AVERY AND ROBYN A. AVERY, MARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 133, as shown on the map entitled Plan of Highland Creek, Section Three, Revision One, of record as Instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robin Phillips and wife, Nancy Phillips, by deed from Harris Homes, of record as Instrument No. 20040430-0049089, dated April 27, 2004, said Register's Office.

This im/unimproved property is known as 2081 Sherbrooke Lane, Nashville, TN 37211

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21ST day of December, 2010.

Robin Phillips

Nancy Phillips

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robin Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of December, 2010.

Teri S Brown
Notary Public

My Commission Expires: 9-8-2013

TERI S. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21ST day of December, 2010.

Teri S Brown
Notary Public

My Commission Expires: 9-8-2013

TERI S. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013