03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County.
Trans:T20110010804 DEEDWARR
Recvd: 02/22/11 14:54 2 pgs
Fees:13.00 Taxes:44.40
20110222-0014564

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $12,000.00

Rachelle Caudell
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 14th day of February, 2011.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1102-36932

Address of New Owner:	Send Tax Bills to:	Tax Information
Gillian Thomas	New Owner	105-05-0-407
316 MIDTOWN TRAIL		
MT. JULIET, TN 37122		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Phillips and Wanda Fitzgerald, Heirs at Law of Robert Everett Phillips, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gillian Eftekhari-Thomas and husband, Tommy L. Thomas, hereinafter called the Grantees, their successors 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. 20 on the Plan of A. V. Jones Subdivision of the Jones and Dudley Subdivision, of record in Book 57, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Everett Phillips and wife, Bessie P. Phillips by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper, dated October 14, 1959, recorded October 16, 1959, in Book 2965, Page 25, Register's Office for Davidson County, Tennessee. Bessie P. Phillips having since died. Robert Everett Phillips subsequently died, intestate, leaving Richard Phillips and Wanda Fitzgerald as his heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1022 Wade Avenue, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this 14th day of February, 2011.

Richard Phillips, Heir at law of Robert Everett Phillips, deceased

Wanda Fitzgerald, Heir at law of Robert Everett Phillips, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Phillips and Wanda Fitzgerald, Heirs at law of Robert Everett Phillips, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 14th day of February, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13