THIS INSTRUMENT PREPARED BY:
Signature Title Services, LLC
4711 Trousdale Drive, Suite 121B
Nashville, TN 37220

RECORD & RETURN TO:
BELL TITLE & ESCROW, INC.
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110079030 DEEDWARRSP
Recvd: 12/14/11 10:18 2 pgs
Fees:13.00 Taxes:136.90
20111214-0097237

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JOHN C. PHILLIPS 1113 Marion Ave. Nashville, TN 37216	NEW OWNER	07201000600

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geneva Harper,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **John C. Phillips**, hereinafter called the Grantees, **their** heirs and assigns, that 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. 48 on the Plan of Shepardwood Subdivision, Section 1, of record in Plat Book 4175, Page 82, Register's Office for said County.

Said part of said Lot No. 48 fronts 60.15 feet on the northerly side of Allenwood Drive and extends back between parallel lines 133.5 feet to the rear on which it measures 60.15 feet.

Being the same property conveyed to Geneva Harper by Quitclaim Deed from Robert Greene, Trustee, dated September 30, 2011, recorded November 18, 2011, of record in Instrument No. 20111118-0090252, said Register's Office.

This is improved property known as: 2521 ALLENWOOD DRIVE, NASHVILLE TN 37207

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 7th day of December, 2011.

Geneva Harper by Robert Greene, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Geneva Harper and that he is authorized by Geneva Harper to execute this instrument on her behalf.

Witness my hand and seal this 7th day of December, 2011.

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Affiant

Subscribed and sworn to before me this 7th day of December, 2011.

Notary Public

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

My Commission Expires: 8-20-14