THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11121717B** WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00 Affiant Subscribed and sworn to before me, this 15th day of December, 2011. Notary Public My Commission Expires

BILL GARRETT, Davidson County
Trans:T20110080342 DEEDWARR
Recvd: 12/20/11 09:26 2 pgs
Fees:13.00 Taxes:1554.00
20111220-0099087

WARRANTY DEED

Address New Owner: Jonathan Mark Phillips and Mai Uyen Vu Phillips 2102 18Th Ave S Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-12-261.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaun Inman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Mark Phillips and Mai Uyen Vu Phillips, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lenox Place, as of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the Westerly side of Baxter (now Eighteenth Avenue, South) and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Shaun Inman by Warranty Deed from Elva C. Lowry Bertram, unmarried, recorded on the 5th day of September, 2006 in Instrument No. 20060905-0109300, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF LENOX PLACE, as recorded in Plat Book 161, Page 171.

This is improved property located at 2102 18Th Ave S Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2011.

Shaun Inman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun Inman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2011.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014