WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **April, 2012**

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather L. Phistry	Brand Mortgage Group	14714004400
(NAME)	(NAME)	
593 Highcrest Drive	6224 Sugarloaf Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5353	Duluth, GA, 30097	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Clara D. Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather L. Phistry**, and Anthony Phistry, wife and husband hereinafter called the Grantees, their heirs 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 33 on the Plan of Whispering Hills, Section 1, Book 2331, pages 82, 83 & 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clara D. Brown, a single person, by Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WLI, dated January 13, 2008 and filed on February 5, 2008 in Instrument Number 20080205-0012022, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 593 Highcrest Drive, Nashville, TN 37211-5353

BILL GARRETT, Davidson County
Trans:T20120027762 DEEDWARR
Recvd: 04/17/12 10:11 2 pgs
Fees:13.00 Taxes:625.30
20120417-0032614

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; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this **5th** day of **April, 2012**

Clara D. Brown

Clara D. Brown by Howard Boyd Attorney in Fact

Howard Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand and official seal, this **5th** day of **April, 2012**

Kelly Ann Callaghan

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

* Before me, Kelly Ann Callaghan, personally appeared Howard Boyd, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Clara D. Brown, and who acknowledged that he executed the same as the free act and deed of the said Clara D. Brown, by virtue of a Power of Attorney, duly executed and ~~Appearing~~ of record in Book *_____, page _____, said Register's Office.

*Instrument # 20120417-0032613