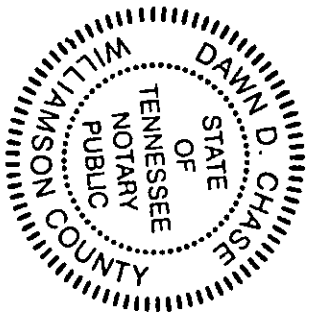
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120035900 DEEDWARR
Recvd: 05/16/12 09:45 2 pgs
Fees:13.00 Taxes:569.80
20120516-0042241



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Phillips and Kathryn M. Phillips	Franklin Synergy Bank	13302006200
(NAME)	(NAME)	
242 Thuss Avenue	3301 Aspen Grove Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN, 37067	
(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, WE, **Carol L. Young and husband, Kym J. Warner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan Phillips and wife, Kathryn M. Phillips**, 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 No. 22 on the Plan of Pleasant View Subdivision, of record in Plat Book 1130, page 43, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carol L. Young and Kym J. Warner by Warranty Deed from Barbara Landis Guffee, dated May 20, 2008 and filed on May 28, 2008 in Instrument Number 20080528-0054197, Register's Office for 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.

This is improved property, known as 242 Thuss Avenue, 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; 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 **27th** day of **April, 2012.**

Carol L. Young by Melissa Clough

Carol L. Young by Melissa Clough,
Attorney-in-fact .
Attorney in fact

Kym J. Warner by Melissa Clough

Kym J. Warner by Melissa Clough,
Attorney-in-Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melissa Clough, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carol L. Young, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20120516004223 9, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Melissa Clough, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 27th day of April, 2012.

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

Notary Public

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melissa Clough, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kym J. Warner, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20120516004224 0, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Melissa Clough, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 27th day of April, 2012.

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

Notary Public

My Commission Expires:

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