WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/12 15:29 2 pgs
Fees:13.00 Taxes:462.50
20120622-0055117

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this **14th** day of **June, 2012**.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nickey Henry	New Owner	182-06-OA-317.00 CO
8800 Cressent Glen Court		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard Louis Phillips**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tiffany Tournaud and Nickey Henry as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 382, on the Final Plat for Cluster-lot subdivision, Old Hickory Hills, Phase Three, Section One, as of record in Instrument Number 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Louis Phillips and Marcella T. Phillips by Warranty Deed from Celebration Homes, LLC of record in Instrument Number 20081229-0123069, Register's Office for Davidson County, Tennessee. Said Marcella T. Phillips having since conveyed her interest to Richard Louis Phillips by Quitclaim Deed dated January 23, 2012 of record in Instrument Number 20120125-0006889, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 in the and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat in Instrument Number 20060420-0045296, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20060116-0006750 and 20020116-0006750, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Numbers 20010306-0021333; 20030226-0025749; and 20040927-0116009, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Numbers 20020123-0009339, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020123-009417, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8800 Cressent Glen Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 14, 2012.

Richard Louis Phillips
Richard Louis Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard Louis Phillips** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 14, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY