03

Realty Title

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120051061 DEEDWARR
Recvd: 07/11/12 14:39 2 pgs
Fees:13.00 Taxes:1442.63
20120711-0060967

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***389,900.00.

Affiant

Subscribed and sworn to before me this 29 day of June, 2012.

Notary Public

My Commission Expires: 8. 20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Davy Phillips 4507 Park Avenue Nashville, Tennessee 37209	REGIONS BANK DBA REGIONS MORTGAGE 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	MAP 091-16-0 PARCEL 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($***389,900.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Nora E. Gaffney, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Davy Phillips and Valerie Phillips, husband and wife, (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:

BEING Lot No. 408, Block 18, on the Plan of Charlotte Park Company's 1st Addition of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nora E. Gaffney by Warranty Deed dated April 1, 2005, from Michael William Gaffney and wife, Diane E. Gaffney, of record as Instrument No. 20050412-0040335 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4507 Park Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's 1st Addition, Block 18, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 29 day of June, 2012.

Nora E. Gaffney

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 Nora E. Gaffney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of June, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY