This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $235,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2012.

Notary Public
My commission expires: 3/18/14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald Ouellette	F&M Bank	
5108 Hilson Road	10 Cadillac Drive, Ste 100	161-7-21
Nashville, TN 37211	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN N. PHILLIPS AND AMY PHILLIPS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONALD OUELLETTE AND KRISTEN OUELLETTE, HUSBNAD AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of McMurray Woods, Section II, of record in Book 3300, page 17, Register's Office for said County, as follows: Said Lot No. 27 fronts 250 feet on the north-easterly side of Hilson Road and extends back 218 feet on the northwesterly line and 240 feet on the southeasterly line to a dead line measuring 88.6 feet thereon.

Being the same property conveyed to Steven N. Phillips and Amy Phillips, husband and wife, by deed from Zane R. Chumley, unmarried, of record in Instrument No. 20070828-0103326, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5108 Hilson Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 28th day of June, 2012.

Steven N. Phillips

Amy Phillips

BILL GARRETT, Davidson County
Trans:T20120051071 DEEDWARR
Recvd: 07/11/12 14:54 2 pgs
Fees:13.00 Taxes:869.50

20120711-0060978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven N. Phillips and wife, Amy Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2012.

My commission expires:

11/7/12

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public