WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,500.00.**

Rebecca L. Dalton
Affiant

Subscribed and Sworn to before me this 25 day of July, 2012

Notary Public
My Commission expires: 5/7/15
(Affix Seal)

Mail
Parthenon Title Agerncy
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

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:
Nicole R. Alexander	Peoples Home Equity	072-10-0-006.00
2521 Allenwood Drive	1500 N Dixie Ave	
Nashville, TN 37207	Knoxville TN 37922	

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, **John C, Phillips**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicole R. Alexander, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of Shepardwood Subdivision, Section 1, of record in Book 4175, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 48 fronts 60.15 feet on the northerly side of Allenwood Drive and extends back between parallel lines 133.5 feet to the rear on which it measures 60.15 feet.

Being the same property conveyed to John C. Phillips, by deed from Geneva Harper, on December 7, 2011, of record in Instrument Number 20111214-0097237, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

- Subject to all matters as shown on the Plan of record in Book 4175, page 82, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4361, page 11, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2521 Allenwood Drive, Nashville, TN 37207

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 July 25, 2012.

John C. Phillips
John C. Phillips

BILL GARRETT, Davidson County
Trans:T20120058222 DEEDWARR
Recvd: 08/07/12 07:43 2 pgs
Fees:13.00 Taxes:323.75

20120807-0070042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this July 25, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY