WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Rebecca L Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120065429 DEEDWARR
Recvd: 08/31/12 10:13 2 pgs
Fees:13.00 Taxes:645.65
20120831-0078844

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Phillips	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
3000 Hillsboro Pike Unit 33	**2050 Parkway Office Circle**	**Map 117-3-A**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Birmingham, AL 35244**	**Parcel 33.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CINDY COMPERRY, A SINGLE PERSON AND DAVID P. COMPERRY AND WIFE, NANCY N. COMPERRY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA L. PHILLIPS, an unmarried person,** 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. 33 as shown on the Plat of Versailles Apartment Condominiums, of record in Book 5050, page 80, as corrected by Surveyor's Certificate of Correction in Book 5171, page 153, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David P. Comperry and wife, Nancy N. Comperry and William D. Comperry and wife, Harriet P. Comperry of record in Book 9823, Page 655, Register's Office , Davidson County, Tennessee. The said William D. Comperry died on November 12, 2007 thereby vesting a one-half undivided interest in Harriet P. Comperry as the surviving tenant by the entirety. Said Harriet P. Comperry died testate a resident of Davidson County, Tennessee on August 20, 2010 thereby leaving her one-half undivided interest as follows: one-half to David Comperry and one-half to Janet Comperry and Clark Comperry under Article V of the Last Will and Testament of Harriet P. Comperry (Docket 10P-1840, Probate Division Seventh Circuit Court for Davidson County, Tennessee).

Being the same property conveyed to David Comperry as to the remaining one-half undivided interest by Executor's Deed of record in Instrument No. 20111028-0083908 as corrected in Instrument No. 20120822-0075652, said Register's Office. See Exhibit A to said deed which is the Order of the Probate Court in the Harriet P. Comperry Estate (Docket 10P-1840) to correct the vesting of prior deeds in the chain of title. Further, being the same property conveyed to David P. Comperry and wife, Nancy N. Comperry and Cindy Comperry as equal tenants in common with right of survivorship by Quitclaim Deed from David P. Comperry and wife, Nancy N. Comperry of record in Instrument No. 20111028-0083909, said Register's office.

Also being the same property conveyed to David Comperry by Quitclaim Deed from Edward Clark Comperry of record in Instrument No. 20120828-0077393, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5050, page 80, as corrected in Book 5171, page 153, said Register's Office; (c) Master Deed c contained in Book 5168, page 944, amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office; and (d) Charter of record in Book 5179, page 858, said Register's Office.

This is improved ☒ property, known as **3000 Hillsboro Pike Unit 33, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 29th day of August, 2012.

Nancy N. Comperry
Nancy N. Comperry

Cindy Comperry
Cindy Comperry

David P. Comperry

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Cindy Comperry, David P. Comperry and Nancy N. Comperry**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2012.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Robert L Scruggs
Notary Public