Box 14
File # 24185-8

WARRANTY DEED

Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20120066129 DEEDWARR
Recvd: 09/04/12 14:19 2 pgs
Fees:13.00 Taxes:836.20

20120904-0079702

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/16/14

(AFFIX SEAL)

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary B. Webb	PrimeLending, A PlainsCapital Company	09800012300
(NAME)	(NAME)	
5112 John Hager Road	18111 Preston Road Ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Truste UAD May, 20, 2011**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary B. Webb and Jacqueline A. Webb, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2, on the Plan of B. L. Patterson Subdivision, of record in Book 4595, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest J. Phipps by Warranty Deed from William B. Gentry, unmarried dated August 10, 2010 of record in Instrument No. 20100827-0068166, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Ernest J. Phipps Revocable Living Trust, dated May 20th, 2011, Ernest J. Phipps, Trustee by Quit Claim Deed from Ernest J. Phipps dated May 20, 2011 of record in Instrument No. 20110523-0039274, Register's Office for Davidson County, Tennessee.

All matters on the Plan of record in Book 4595, Page 144, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4681, Page 734, Register's Office for Davidson County, Tennessee.

TVA Easement of record in Book 1255, Page 347, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5112 John Hager Road, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of August, 2012.

THE ERNEST J. PHIPPS REVOCABLE LIVING TRUST
UAD MAY 20,2011

Ernest J. Phipps, Trustee

Ernest J. Phipps
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest J. Phipps with whom I am personally acquainted and who proved himself to be the Trustee of The Ernest J. Phipps Revocable Living Trust UAD May 20, 2011, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Tracey Stephenson

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122