Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(2)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 4 day of September, 2012.

Notary Public

My commission expires: 2-19-13

(Notary Stamp)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120073551 DEEDWARR
Recvd: 09/28/12 14:01 2 pgs
Fees:13.00 Taxes:333.00

20120928-0088688

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clyde Lawrence Phillips	**New Owner**	**Map\Parcel:092-13-0-179**
323 33rd Avenue North		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert Bruce Durbin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clyde Lawrence Phillips

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. 78 on the Map of Hortense Place, as of record in Book No. 161, page 167, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hobart Durbin and Jean Durbin by deed from Roger Hogan of record in Book 9042, page 44, Register's Office for Davidson County, Tennessee. The said Jean Durbin predeceased Hobart Durbin and Hobart Durbin having since died. The Last Will and Testament was probated in Colquitt County, Georgia, Case No. 20537, and said property was devised to Robert Bruce Durbin and James Brent Durbin in equal shares. Robert Bruce Durbin and James Brent Durbin executed an Executor's Deed of record in Instrument No. 20100111-0002152, Register's Office for Davidson County, Tennessee, whereby said property was conveyed to Robert Bruce Durbin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This property is subject to matters appearing on subdivision plat of record in Plat Book 161, page 167 of Davidson County Register's Office.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (_x_) unimproved (____) property known as 323 33rd Avenue North, Nashville, TN 37209.

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 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 my/our hand(s) this 1st day of September, 2012.

Robert Bruce Durbin

STATE OF FLORIDA
COUNTY OF LAKE

Personally appeared before me, a Notary Public of said County and State, Robert Bruce Durbin, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2012.

Notary Public

My Commission Expires: 3-6-2014

COY C. SCOBIE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD959316
Expires 3/6/2014

File #: 120823SH
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027