File Box 8

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2012 Notary Public MY COMMISSION EXPIRES: 9/8/2013 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120074409 DEEDWARR
Recvd: 10/02/12 13:22 2 pgs
Fees:13.00 Taxes:1618.75
20121002-0089784

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip J. M. Thomason	Florida Capital Bank Mortgage	11603005700
(NAME)	(NAME)	
118 Kenner Avenue	4815 Executive Park Court, Ste 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Jacksonville, FL 32216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Christopher M. Phillips and Stephanie Gilbert, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Phillip J. M. Thomason, 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 the southerly one-half of Lot No. 8, on the Map of Kenner-Manor Company's Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 50 feet on the easterly side of Kenner Avenue, and runs back 247 feet on its southerly line and 250 feet, more or less, on its northerly line to a 10 foot strip marked reserved and shows 50.8 feet thereon.

Being the same property conveyed to Christopher M. Phillips and wife, Stephanie Gilbert, by Warranty Deed from Jeremy Hundley and wife, Leila Hundley, dated December 17, 2008 of record in Instrument No. 20081218-0121192, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 118 Kenner Avenue, Nashville, TN 37205

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, has 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 **27th** day of **September, 2012**

Christopher M. Phillips

Stephanie Gilbert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Christopher M. Phillips and Stephanie Gilbert**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **September, 2012**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013