Return to: John T. Cook, P.C.

Box 14
File #24523-8

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096855 DEEDWARR
Recvd: 12/19/12 08:55 2 pgs
Fees:13.00 Taxes:395.53
20121219-0116698

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$106,900.00.**

Affiant

Deborah M. O'Neil
Notary Public
Tennessee
Davidson County

Subscribed and sworn to before me this 14th day of Dec., 2012

Notary Public
My Commission expires: 1/6/14
(Affix Seal)

**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: |
|---|---|---|
| Benjamin Phillips | Sumner Bank and Trust | 06110011000 |
| 3852 Saunders Avenue | 240 West Broadway | |
| Nashville, Tn 37216 | Gallatin, TN 37066 | |

**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, **Erle Anthony Mulligan, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin Phillips and Emilee Phillips, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 3 on the plan of Maplewood Heights, of record in Book 4885, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

Being the same property conveyed to Erle Anthony Mulligan, unmarried, by Cash Deed from Alphonso Jackson, Secretary of the Housing and Urban Development of Washington, D.C., dated July 9, 2007, of record in Instrument Number 20070716-0084256, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 4885, page 27, Register's Office Davidson County, Tennessee.
- Easement for Sewer of record in Book 4288, page 307, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3852 Saunders Avenue, Nashville, TN 37216**

**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 December 14, 2012.

Erle Anthony Mulligan

Jennifer K. Mulligan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Erle Anthony Mulligan and Jennifer K. Mulligan** 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 December 14, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY