WARRANTY DEED

File No.: ALW-12-4225-305

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay W. Phillips	Franklin American Mortgage Company	103-16-C-305.00 CO
(NAME)	(NAME)	
4225 Harding Pike #305	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(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, I/WE, **CARL W. STANBERRY AND WIFE, BRENDA N. STANBERRY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CLAY W. PHILLIPS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 305, WELLINGTON ARMS CONDOMINIUM, as shown on plat of record in Plat Book 5200, Page 316, as established under Master Deed of record in Book 5721, Page 241, corrected in Book 5740, Page 897, amended in Instrument No. 20001205-0119242, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Carl W. Stanberry and wife, Brenda N. Stanberry by Warranty Deed from Samuel L. Easley, an unmarried person, dated August 31, 2006, of record in Instrument Number 20060831-0107833, in the Register's Office of Davidson County, Tennessee.

Brenda N. Stanberry executes this document on behalf of Carl W. Stanberry by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20130102-0000158, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4225 Harding Pike #305, Nashville, TN 37205
(House Number) (Street) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130000141 DEEDWARR
Recvd: 01/02/13 09:47 2 pgs
Fees:13.00 Taxes:425.50

20130102-0000159

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 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 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 28th day of December, 2012.

Carl W. Stanberry by Brenda N. Stanberry, attorney in fact

Carl W. Stanberry
by Brenda N. Stanberry, Attorney in Fact

Brenda N. Stanberry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda N. Stanberry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2012.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016



STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of December, 2012, before me personally appeared Brenda N. Stanberry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carl W. Stanberry and who acknowledged she executed the same as the free act and deed of the said Carl W. Stanberry.

Witness my hand and official seal, this the 28th day of December, 2012.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171