WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of January, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130006712 DEEDWARR
Recvd: 01/24/13 11:47 2 pgs
Fees:13.00 Taxes:906.50
20130124-0007859

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Phillips	Farmington Financial Group	155150A08700CO
(NAME)	(NAME)	
5029 Stonemeade Drive	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN, 37215	
(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, **A & J Southern Investments LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul Phillips, 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 Lot No. 87 on the Plan of Stonemeade Section 1, of record in Book 6900, page 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A & J Southern Investments LLC by deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-9 dated August 15, 2012 of record in Instrument No. 20120920-0085352, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-9 by deed from Recontrust Company, NA, Substitute Trustee, dated July 8, 2011 of record in Instrument No. 20110727-0057497, 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 5029 Stonemeade Drive, Nashville, TN 37221

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 **18th** day of **January, 2013**

A & J Southern Investments, LLC

BY: _____
Mike Jones, Member

James Armstrong, Member

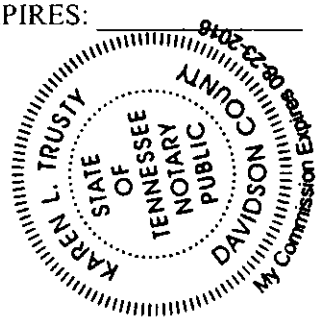
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Mike Jones and James Armstrong, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Members of A & J Southern Investments, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of A & J Southern Investments, LLC.

WITNESS my hand and official seal at office, this 18th day of January, 2013

_____
NOTARY

MY COMMISSION EXPIRES: _____



Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122