BILL GARRETT, Davidson County
Trans:T20130010453 DEEDWARR
Recvd: 02/07/13 08:28 4 pgs
Fees:23.00 Taxes:231.25
20130207-0012585

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ernest J. Phipps
P.O. Box 812
Hermitage, TN 37076

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 096-09-O-A
PARCEL 770.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Mary Robinson and Michael N. Hout and Martin Hout,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ernest J. Phipps, unmarried,** 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 Unit B-770 on the Plan of Emery Place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dorothy M. Hout, by Warranty Deed from Kent Development Corporation, dated September 28, 1992 and filed of record in Book 8749, Page 681, Register's Office for Davidson County, Tennessee. The said Dorothy M. Hout died on December 16, 2012. The grantors are her sole Heirs-at-Law as evidenced by in Affidavit of Heirship, dated January 31, 2013 and filed of record in Instrument No. 20130207-0012584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 6715, Page 96, and amended in Book 6783, Page 205, and in Book 6845, Page 515; Quitclaim Deed to Emery Place Homeowner's Association for Common Area of record in Book 6887, Page 730, easements, covenants conditions and all matters and notes as shown on the plan of record in Book 6250, Page 719, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **770 Kent Road Nashville, TN 37214.**

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, 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 our hands this 31st day of January, 2013.

Mary Robinson

Mary Robinson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Robinson, the bargainor(s) 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 31st day of January, 2013.

Tina D. Brown

NOTARY PUBLIC

My Commission Expires: 1-26-2014

Witness our hands this 1-1-13 day of January, 2013.

Michael N. Hout

State of Texas
County of COLLIN

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

Witness my hand and official seal this 1-1-13 day of January, 2013.

S. A. Karia
NOTARY PUBLIC

My Commission Expires: APRIL 29, 2013

Witness our hands this 31 day of January, 2013.

Martin Hout

Martin Hout

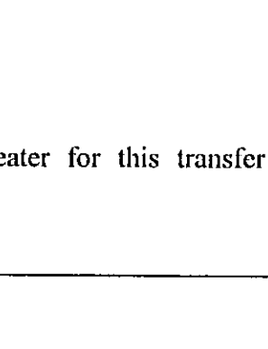
State of Colorado
County of Jefferson

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

Witness my hand and official seal this 31st day of January, 2013.

Lynda C Vela
NOTARY PUBLIC

My Commission Expires: July 19, 2015



STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $62,500.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2013.

Janel L Johnson
NOTARY PUBLIC

My Commission Expires: 3/2/15