THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13020077**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $185,500.00. William M. McDonald Jr. Affiant Subscribed and sworn to before me, this 1st day of March, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130018220 DEEDWARR
Recvd: 03/06/13 08:35 2 pgs
Fees:13.00 Taxes:686.35
20130306-0022119

MARY FRANCES ROY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William M. McDonald Jr. 627 N 9th Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-08-0 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall Phillips and Katherine Phillips, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. McDonald Jr.,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 160, in Block I, on the map of Blocks 1 and 2 of BLOCK I, F.O. BEASLEY'S MCFERRIN ADDITION TO EAST NASHVILLE, as shown by plat of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Randall Phillips, a married man by Warranty Deed from Murdine Grady Cunningham, Larita M. Grady, Elaine A. Grady Hopkins, and Writ W. Grady, recorded on the 7th day of October, 2008 in Instrument No. 20081007-0101560, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of F.O. BEASLEY'S MCFERRIN ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 136.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Katherine Phillips, wife of Randall Phillips, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

This is improved property located at 627 N 9th Street Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2013.

Randall Phillips

Katherine Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall Phillips and Katherine Phillips, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014