BILL GARRETT, Davidson County
Trans:T20130023044 DEEDWARR
Recvd: 03/21/13 09:45 3 pgs
Fees:18.00 Taxes:1369.00

20130321-0027921

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31074-03-2013** File Box # 9B	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me this 20th day of March, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nancy S. Phipps 4508 Yancey Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 130 160 04500

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, **Ernest J. Oppenheim and Lore F. Oppenheim, Trustees under agreement dated February 2, 1994** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nancy S. Phipps**, a married woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4507 Yancey Drive, Nashville, Tennessee, 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 20th day of March, 2013.

Ernest J. Oppenheim, Trustee by Lore F. Oppenheim his attorney in fact

Ernest J. Oppenheim, Trustee under agreement dated February 2, 1994, by Lore F. Oppenheim, his Attorney-In-Fact

Lore F. Oppenheim Trustee

Lore F. Oppenheim, Trustee under agreement dated February 2, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lore F. Oppenheim, Trustee under agreement dated February 2, 1994**, 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, at office, this 20th day of March, 2013.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lore F. Oppenheim**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact for Ernest J. Oppenheim, Trustee under agreement dated February 2, 1994**, and that she is authorized by Ernest J. Oppenheim, Trustee under agreement dated February 2, 1994, to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of March, 2013.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Yancey Subdivision, of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ernest J. Oppenheim and wife, Lore F. Oppenheim, by deed dated September 15, 1958, from H. T. Richardson and wife, Lula M. Richardson, of record in Book 2805, page 583, Register's Office for Davidson County, Tennessee. Ernest J. Oppenheim and wife, Lore F. Oppenheim, conveyed subject property to Ernest J. Oppenheim and wife, Lore F. Oppenheim, Trustees under agreement dated February 2, 1994, by quitclaim deed dated February 2, 1994, of record in Book 9252, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 2330, page 18, Register's Office for Davidson County, Tennessee.