BILL GARRETT, Davidson County
Trans:T20130033928 DEEDWARR
Recvd: 04/25/13 10:04 2 pgs
Fees:13.00 Taxes:416.62

20130425-0041058

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

ARIC D. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $112,600.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2013.

Notary Public
My commission expires: 6/29/16

05-1303-65938

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Keri D. Phillips<br>1992 Upland Drive<br>Nashville TN 37216 | New Owner | 073-09-0-164.00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Helen Evelyn Greer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keri D. Phillips, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *unmarried (03)

Land in Davidson County, Tennessee, being Lot No. 386, on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, Page 1116, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest Greer and wife, Peggy Greer by deed from Randall Phillips Builders, Inc., dated June 29, 1962, recorded July 3, 1962, of record in Book 3403, Page 113, Register's Office for Davidson County, Tennessee. By final Decree dated May 4, 1964, filed July 11, 1978, of record in Book 5309, Page 792, subject property was divested out of Peggy Jean Jamison Greer and vested in Ernest Landon Greer.

Further being the same property conveyed to Helen Evelyn Greer by Quitclaim Deed from Ernest Landon Greer, dated November 14, 1991, recorded November 18, 1991, of record in Book 8487, Page 964, Register's Office for Davidson County, Tennessee.

Ernest Landon Greer having since died July 7, 2004.
Helen Evelyn Greer is also known as Helen Greer.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1992 Upland Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

*HEG by TS, AIF

WITNESS my hand this 11th day of April, 2013.

*Helen Evelyn Greer by Thomas E Spencer, her Attorney in Fact

Helen Evelyn Greer By: Thomas E. Spencer, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF * Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas E. Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Helen Evelyn Greer and that he is authorized by Helen Evelyn Greer to execute this instrument on her behalf. Helen Evelyn Greer and Helen Greer are one and the same. *

Witness my hand and seal at Goodlettsville, Tennessee, this 11th day of April, 2013.

* POA of record
@ Inst # 20130425004105 7
RODCTN.

* _____
Notary Public
State of Tennessee at Large

My commission expires: * 7/8/2014

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**