WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thelma E. Stroud	Pinnacle Bank	096090A77000CO
(NAME)	(NAME)	
770 Kent Road	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3560	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130036602 DEEDWARR
Recvd: 05/02/13 13:32 2 pgs
Fees:13.00 Taxes:362.60

20130502-0044396

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ernest J. Phipps, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thelma E. Stroud, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Condominiums, as of record in Plat Book 6250, Page 719, and established by the Declaration of Covenants, Conditions and Restrictions of record in Book 6715, Page 96, as amended in Book 6783, Page 205 and in Book 6845, Page 515, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association Owners.

Being the same property conveyed to Ernest J. Phipps, unmarried by Deed from Mary Robinson and Michael N. Hout and Martin Hout, dated 01/31/2013 and filed for record on 02/07/2013 in Instrument 201302070012585, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 719, said Register's Office.

Declaration of Covenants, Conditions, and Restrictions of record in Book 6715, Page 96, as amended in Book 6783, Page 205 and in Book 6845, Page 515, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 6887, Page 730, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 770 Kent Road, Nashville, TN 37214-3560

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 30th day of April, 2013.

Ernest J. Phipps

State of Tennessee
County of Wilson

Personally appeared before me Ernest J. Phipps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2013.

Notary Public Escrow Officer
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122