This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #21746.2013

Davidson County DEEDWARR
Recvd: 05/14/13 11:24 4 pgs
Fees:23.00 Taxes:296.00
20130514-0048466

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Steven Rhett Joiner 126 Beech Forge Drive Antioch, TN 37013	Same	0963 1 0 236.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Joel Phillips**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Steven Rhett Joiner** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the westerly 40 feet of Lot No. 20 and the Westerly 40 feet of the northerly 40 feet of Lot No. 21 on the Plan of Phillip Lindsley heirs' property as of record in Book 21, Page 25, Register's Office for said county described as follows:

Beginning on the southerly margin of Lindsley Avenue at a point 120 feet west of Berrien Street being J.T. McCall's northwest corner; thence with the southerly margin of Lindsley Avenue westwardly 40 feet to an alley; thence with the easterly margin of said alley southwardly 100 feet to a point 10 feet north of the dividing line between Lot Nos. 21 and 22 being a corner of the J. T. McCall lot; thence with the northerly line of said McCall lot, eastwardly 40 feet to a point 120 feet west of Berrien Street, being another corner of the McCall lot; thence northwardly 100 feet to the beginning.

Being the same property conveyed to Joel Phillips by Quitclaim Deed dated January 18, 2002 from Computer Systems, Inc. of record in Instrument Number 20020125-0010485, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2013 taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 21, Page 25, said Register's Office.

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, his heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 51 Lindsley Avenue, Nashville, Tennessee 37210

Executed on this 10th day of May, 2013.

Joel Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Joel Phillips, 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 this 10th day of May, 2013.

Notary Public

My Commission Expires: 7/6/15

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 10th day of May, 2013.

Notary Public

My Commission Expires: 7/6/15

Thomas N. Jones State of Tennessee Notary Public County of Williamson

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

