WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/4/14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dabney W. Phillips	Mountain Commerce Bank	
(NAME)	(NAME)	
2025 Woodmont Blvd., Unit 206	P.O. Box 6047	117-11-J206CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Johnson City TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **B & D INVESTMENTS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DABNEY W. PHILLIPS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 206, together with Garage No. C-1, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by master Deed of record in Instrument No. 20040209-015685 and re-recorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

David A. Floyd, Jr. is appointed Attorney in Fact for the said Carrie B. Floyd-Barber, Member of B & D Investment Group, by Power of Attorney of record in Instrument No. 20070302-0026049, said Register's Office.

Being the same property conveyed to B & D Investments Group, LLC by Warranty Deed dated May 21, 2007 from Frances A. Wilkins, unmarried of record in Instrument No. 20070523-0061620, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) Master Deed and Bylaws of record in Instrument No. 20040429-00015685, Instrument No. 20040212-0017074, Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861, said Register's Office; (c) easement of record in Book 9921, page 620, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Blvd., Unit 206, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20130057615 DEEDWARR
Recvd: 07/05/13 16:12 2 pgs
Fees:13.00 Taxes:795.50

20130705-0070025

Witness my hand this 27 day of June, 2013.

B & D Investments Group, LLC

By: _____
David Alan Floyd, Jr., Member

By: _____
Carrie B. Floyd-Barber, Member, by David A. Floyd, Jr., Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David Alan Floyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of B & D Investment Group, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Nashville, Tennessee this 27 day of June, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2013, before me personally appeared David A. Floyd, Jr., to me known to be the person who executed the foregoing instrument on behalf of Carrie B. Floyd-Barber, as Member of B & D Investment Group, LLC and acknowledged that he executed the same as the free act and deed of Carrie B. Floyd-Barber, as Member of B & D Investment Group, LLC.

Witness my hand and official seal at Nashville, Tennessee this 27 day of ~~May~~ June, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public