BILL GARRETT, Davidson County
Trans:T20130058211 DEEDWARR
Recvd: 07/09/13 10:24 2 pgs
Fees:13.00 Taxes:610.50
20130709-0070758

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $165,000.00 (One Hundred Sixty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of July, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bradley D. Williams and Brian A. Courtney 4906 Kentucky Avenue Nashville, TN 37209	Bradley D. Williams and Brian A. Courtney 910 S. Douglas Avenue Nashville, TN 37204	09107017600

WARRANTY DEED

FOR AND IN 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, I/WE, **CLIFTON P. PHILLIPS AND WIFE, CANDICE VAUGHN PHILLIPS**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRADLEY D. WILLIAMS, UNMARRIED AND BRIAN A. COURTNEY, UNMARRIED**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 part of Lot No. 805 and 811 and all of Lot 87 and 809, on the Plan of Block 141 West Nashville, as shown on Plat of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said property fronts together 70 feet on the North of Kentucky Avenue and extends back between parallel lines 150 feet to alley.

Being the same property conveyed to Clifton P. Phillips and wife Candice Vaughan Phillips by Deed of record in Instrument Number 20071210-0142193, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4906 KENTUCKY AVENUE** **NASHVILLE,TN37209**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2013

WITNESS, this 1st day of July, 2013

Clifton P. Phillips

Candice Vaughn Phillips

Clifton Phillips

Candice Vaughn Phillips

STATE OF TENNESSEE)
COUNTY OF Shelby)

On this 1st day of July, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Clifton P. Phillips and Candice Vaughn Phillips** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of July, 2013.

Notary Public

Commission Expires: March 7, 2017

STEVEN P. MESSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MARCH 07, 2017

BW

BM

LTSR Number:

GTE File: 2013