Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130062965 DEEDWARR
Recvd: 07/24/13 11:16 2 pgs
Fees:13.00 Taxes:745.55
20130724-0076424

06-1305-75178

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $201,500.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2013.

Notary Public
My commission expires: 8/23/2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathryn Margaret Parrish 225 Emery Drive Nashville TN 37214	Franklin American Mtg. Co. 501 Corporate Center Dr. #400 Franklin TN 37067	095-12-0-101.00

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, **Greg Phillips and wife, Carol D. Phillips**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kathryn Margaret Parrish, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Lakeland, of record in Book 2133, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greg Phillips and wife, Carol D. Phillips by deed from Albert E. Vaughn, individually, and Albert Englert Vaughn, Sr., Trustee of the Vaughn Joint Revocable Living Trust Agreement U/A/D July 25, 2001, dated September 6, 2006, recorded September 11, 2006, of record in Instrument No. 20060911-0112479, Register's Office for Davidson County, Tennessee.

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 225 Emery Drive, Nashville, TN 37214

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 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. 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.

WITNESS my hand this 23 day of July, 2013.

Greg Phillips

Carol D. Phillips

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Greg Phillips and Carol D. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of July, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15