BILL GARRETT, Davidson County
Trans:T20130079035 DEEDWARR
Recvd: 09/12/13 09:27 2 pgs
Fees:13.00 Taxes:508.75
20130912-0096163

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-11333

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL: 149020B06700C0

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Michael Webb
821 Bishopsgate Road
Antioch, TN 37013

SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste 400
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JEFFREY MATHEW PHILIP, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MICHAEL D. WEBB AND CORRINE D. WEBB, HUSBAND AND WIFE,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 128 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 5200, pages 720 - 722, as Amended in Book 6250, pages 92, 93, and 94, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jeffrey Mathew Philip, by Quit Claim Deed from Ramesh Patel, Unmarried, dated 09/08/2010, appearing of record in Instrument Number 20100909-0071776, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 5200, pages 720-722, as amended in Plat Book 6250, pages 92, 93, and 94; Quitclaim Deed to Common Area of record in Deed Book 6236, page 680; Charter of Piccadilly Square Homeowners Association of record in Book 7288, page 963; Book 6300, page 423; Book 6295, page 564; Book 6295, page 556 and page 548; Restrictive Covenants of record in Book 6355, page 322; Book 6380, page 739; Declaration of Covenants and Restrictions of record in Book 6236, page 683, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534; Book 6300, page 409; re-recorded in Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184 and Book 6518, page 190; By-Laws of Piccadilly Square, of record in Book 6236, page 708; Amended in Book 6300, page 431; Book 6295, page 588 and 580; Book 6295, page 572, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 821 Bishopsgate Rd, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of SEPTEMBER, 2013.

Jeffrey Mathew Philip
By Cherian Philip, as his attorney in fact
Jeffrey Mathew Philip by Cherian Philip, attorney in fact

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, **Cherian Philip**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said **Cherian Philip**, to me known to be the person who executed the same as the free act and deed of the said **Jeffrey Mathew Philip**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Jeffrey Mathew Philip** and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee.
20130912009616 2

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: May 10th, 2015

PHILIP ALEXANDER
Commission # 1932384
Notary Public - California
San Mateo County
My Comm. Expires May 10, 2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY