BILL GARRETT, Davidson County
Trans:T20130094836 DEEDWARR
Recvd: 11/06/13 11:00 2 pgs
Fees:13.00 Taxes:425.13
20131106-0115123

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133707

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of OCTOBER, 2013. NOTARY PUBLIC My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary L. Phillips et ux 2610 River Meade Way Nashville, TN 37214	Same address as new owner	052130B35400

FOR AND IN CONSIDERATION of the sum of One Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($114,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES KILGORE AND WIFE, DEBORAH KILGORE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY L. PHILLIPS AND NICOLE M. PHILLIPS, JOINT TENANTS**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot 34 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a Horizontal Property Regime created under a Master Deed and Bylaws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of record as Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Kilgore, unmarried, by Warranty Deed from Leah C. Schaefer N/K/A Leah Schaefer Bennett, married, dated 8/28/2008, recorded 9/3/2008, of record in Instrument No. 20080903-0090261, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown in Instrument No. 20040212-0016958 and Instrument No. 20040713-0083147; to terms and conditions of Master Deed and Bylaws of record in Book 7566, page 571; to any and all other restrictive covenants and/or easements of record the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designed as 2610 River Meade Way, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of October, 2013.

JAMES KILGORE

DEBORAH KILGORE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, James Kilgore and Deborah Kilgore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of October, 2013.

Notary Public

Brooke Smith
Printed Notary Name

My commission expires: 11-3-15