This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 012000
PARCEL: 142.00

New Owners Address
Racheal E. Burton
8127 Old Springfield Pike
Goodlettsville, TN 37072

Send Tax Bills to:
F&M Bank
PO Box 451
Clarksville, TN 37041

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101470 DEEDWARR
Recvd: 12/03/13 14:00 2 pgs
Fees:13.00 Taxes:516.15
20131203-0123087

THIS INDENTURE, made this 27th day of November, 2013 between

Michael Phillips

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Racheal E. Burton, unmarried

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a railroad spike in the centerline of the Old Nashville-Springfield Pike at the common corner of H.W. Everett Property of record in Book 1734, Page 611, Register's Office for Davidson County, Tennessee; thence with said centerline of said Pike S. 28 deg. 30' E 150.00 feet to a point; thence leaving road S. 76 deg. 30' W, 742.8 feet to a point in the Northerly right of way line at the L&N Railroad; thence with said Railroad Right-of-way, N 62 deg. 00' W, 226.37 feet to an iron pin, being the Northwest corner of this tract and corner to said H.W. Everett; thence with a fence line, N 76 deg. 30' E, 873.5 feet to the point of beginning, more or less.

Being the same property conveyed to Michael Phillips, a single man, by Warranty Deed dated 10/29/09 from Wanda Wood Bond, an unmarried individual of record in Instrument Number 20091103-0101215, Register's Office for Davidson County, Tennessee. Spouse, Paige Phillips, joins in this conveyance to convey and all rights, marital or otherwise to said property.

This is (X) improved ( ) unimproved property known as: 8127 Old Springfield Pike, Goodlettsville, TN 37072.

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.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes

and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Michael Phillips by Paige Phillips attorney in fact

Michael Phillips by Paige Phillips, Attorney in fact

Paige Phillips

Paige Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27TH day of November, 2013, before me personally appeared Paige Phillips to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Phillips, and who acknowledged that she executed the same as the free act and deed of Michael Phillips.

Witness my hand, at office, this 27th day of November, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paige Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of November, 2013.

Karen B Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $139,500.00

Rachel E. Bates
Affiant

Sworn to and subscribed before me, this 27th day of November, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY