BILL GARRETT, Davidson County
Trans:T20140008265 DEEDWARR
Recvd: 02/05/14 09:12 2 pgs
Fees:13.00 Taxes:2405.00
20140205-0010076

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53189
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Phillips Elizabeth Yother 1125 Nichol Lane Nashville, TN 37205	New owner

TAX MAP-PARCEL NUMBERS: 13009009800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $650,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elliott Kyle and wife, Christine Kyle**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Phillips and Elizabeth Yother, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. Lot 24 of Block 5 on the Plan of the Highlands of Belle Meade of record in Book 547, page 180, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elliott Kyle and wife, Christine Kyle by Warranty Deed from Robin Lyles Henderson, unmarried, dated December 21, 2010 and recorded on December 23, 2010 of record in Doc. No. 20101223-0101993, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 180, said Register's Office. Easement for Sanitary Sewers, Storm Drainage Water Mains and appurtenances of record in Book 6288, page 684, said Register's Office. Agreement as to water rights of record in Book 722, page 547, said Register's Office. Building restriction of record in Book 928, page 621, said Register's Office.

This is improved property, known as: 1125 Nichol Lane, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of February, 2014.

Elliott Kyle

Christine Kyle

State of TENNESSEE
County of DAVIDSON

On this 3rd day of February, 2014 , before me the undersigned authority, personally appeared Elliott Kyle and Christine Kyle , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Sworn and subscribed before me this the 3rd day of February, 2014

My Commission Expires: RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public