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 05915015400

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Lauren Alexandra Phillips
708 Vanderhorst Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
SWBC Mortgage Corporation
9311 San Pedro # 100
San Antonio, TX 78216

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, **ROBERT S. LEMONS, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LAUREN ALEXANDRA PHILLIPS, AN UNMARRIED WOMAN,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BILL GARRETT, Davidson County
Trans: T20140012977 DEEDWARR
Recvd: 02/25/14 10:04 2 pgs
Fees: 13.00 Taxes: 316.35
20140225-0015959

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 224, Section 2, Haynes Manor, according to plat and survey of same appearing of record in Plat Book 3700, page 88, 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 Robert S. Lemons, by Warranty Deed from Helen Theodosia Jones Lemons, dated 01/27/2005, appearing of record in Instrument Number 20050204-0013505, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 3700, page 88, 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 708 Vanderhorst Dr., Nashville, TN, 37207.

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), her 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 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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), her 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 14 day of February, 2014.

Robert S. Lemons

STATE OF FL)
COUNTY OF Orange)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert S. Lemons, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14th day of February 2014.

CHERYL D. STIDHAM
MY COMMISSION # DD 978771
EXPIRES: August 3, 2014
Bonded Thru Notary Public Underwriters

My Commission Expires:

Cheryl D. Stidham
NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,500.00 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 14th day of February, 2014.

TERRI BOSWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-21-2018

My Commission Expires:

NOTARY PUBLIC