WARRANTY DEED

ET-14-3171

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Unmarried Affiant

Subscribed and sworn to before me, this 4th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Phillips	Michael Phillips	
301 Demonbreun Street #1106 (ADDRESS)	(NAME) 301 Demonbreun Street #1106 (ADDRESS)	93-6-A-140.00 CO
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations; the receipt of which is hereby acknowledged, we MILDRED FABIAN*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL PHILLIPS AND BARBARA DIANNE PHILLIPS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit 1106 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended at Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mildred Fabian by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, recorded on the 17th day of June, 2008 in Instrument No. 20080617-0062358, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 301 Demonbreun Street #1106, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of March, 2014.

Mildred Fabian by Adriana Conrado as attorney in fact.
Mildred Fabian

BILL GARRETT, Davidson County
Trans:T20140015646 DEEDWARR
Recvd: 03/07/14 09:53 2 pgs
Fees:13.00 Taxes:1043.40

20140307-0019269

STATE OF Tennessee

COUNTY OF Wilson

On this the 4th day of March, 2014, before me personally appeared Adriana Coronado 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 Mildred Fabian and who acknowledged he/she/they executed the same as the free act and deed of the said Mildred Fabian.

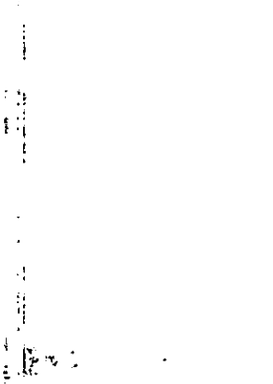
Witness my hand and official seal, this the 4th day of March, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-16

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520