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

BILL GARRETT, Davidson County
Trans:T20140019886 DEEDWARRSP
Recvd: 03/25/14 14:02 2 pgs
Fees:13.00 Taxes:1387.50
20140325-0024492

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53249
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ellen Slight Benjamin Blossom 1815 Russell Street Nashville, Tennessee 37206	Cardinal Financial Company 3701 Arco Corporate Dr., Suite 200 Charlotte, North Carolina 28273

TAX MAP-PARCEL NUMBERS: 08314006900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James C. Phillips, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen Slight and Benjamin Blossom, as joint tenants with right of survivorship,** 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. 83 on the Plan of Priest Home Place Block E of record in Book 161, page 102, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Phillips, Jr., unmarried by Warranty Deed from Brett R. Carter and wife, Virginia W. Carter, dated April 30, 2003 and recorded on May 2, 2003 of record in Doc. No. 20030502-0059206, Register's Office for Davidson County, Tennessee.

Yuliya Phillips, spouse of James C. Phillips, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 161 Page 102, said Register's Office.

This is improved property, known as: 1815 Russell Street, Nashville, Tennessee 37206

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 claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2014.

James C. Phillips, Jr.

Yuliya Phillips

State of TENNESSEE
County of DAVIDSON

On this 24th day of March, 2014 , before me the undersigned authority, personally appeared James C. Phillips, Jr. and Yuliya Phillips, 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

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Sworn and subscribed before me this the 24th day of March, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public