WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/14 11:43 2 pgs
Fees:13.00 Taxes:425.50
20140506-0038487

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of May, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John C. Phillips	SAME	061-15-0-335.00
1113 Marion Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy M. Hartsock, Trustee of The Nancy M. Harstock Living Trust, dated March 9, 2006,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John C. Phillips,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly part of Lot No. 287 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Marion Avenue, at the common corner of Lots 286 and 287 on said Plan; thence northerly with the line between said Lots, 305.2 feet to a deed line; thence with said deed, westerly 63 feet; thence southerly through said Lot 287, 325.5 feet more or less to a point in the northerly margin of Marion Avenue, 27 feet east of the common corner of Lots 287 and 288; thence easterly with the margin of said Avenue, 73 feet to the point of beginning.

Being the same property conveyed to Nancy Marie Hartsock and Anne Rose Lee Kehrberg by deed on May 29, 1984 of record in in Book 6302, page 877, Register's Office for Davidson County, Tennessee. And further conveyed to Nancy M. Hartsock, Trustee of The Nancy M. Harstock Living Trust, dated March 9, 2006 by deed from Nancy Marie Hartsock and Anne Rose Lee Kehrberg on March 9, 2006, of record in Instrument Number 20060310-0027832, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1115 Marion Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 2, 2014.

The Nancy M. Harstock Living Trust, dated March 9, 2006

By Nancy M. Harstock, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy M. Harstock, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 2, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE