This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140035028 DEEDWARR
Recvd: 05/20/14 10:49 2 pgs
Fees:13.00 Taxes:518.00
20140520-0043242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $140,000.00.

Affiant

Subscribed and sworn before me this the 16th day of May, 2014.

Notary Public
My commission expires: 6/15/17

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Edward Decker 628 Vinson Drive Nashville, TN 37217	New Owner	134-1-44

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN N PHILLIPS AND WIFE, AMY PHILLIPS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN EDWARD DECKER, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 58 on the Plan of Curreywood Acres, Section I, of record in Book 2113, pages 109 and 110, Register's Office for said County.

Being the same property conveyed to Steven N Phillips, an unmarried man by deed from William W. McCord, dated November 25, 2002 of record in Instrument No. 20021202-0147995, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 628 Vinson Drive, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of May, 2014.

Steven N Phillips

Amy Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven N Phillips and Amy Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2014.

My commission expires: 9/9/14

Notary Public



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