THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140040603 DEEDWARR
Recvd: 06/09/14 16:03 2 pgs
Fees:13.00 Taxes:1110.00
20140609-0050145

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Taylor Blackwell 1209 Fatherland Street Nashville, TN 37206	BANCORPSOUTH BANK 5217 Maryland Way Brentwood, Tennessee 37027	083 13 0 047.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOSHUA B. PHILLIPS AND WIFE, AMY J. PHILLIPS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **TAYLOR BLACKWELL, UNMARRIED** hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 76, East Edgefield Plan, as shown on plat of record in Plat Book 21, page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua B. Phillips and Amy J. Phillips, husband and wife, by Warranty Deed from Sherri E. Roddick, married, of record in Instrument No. 20061024-0131945, dated 10/20/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **1209 Fatherland 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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **4th** day of **June, 2014**:

Joshua B. Phillips

Amy J. Phillips

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSHUA B. PHILLIPS AND AMY J. PHILLIPS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 4th day of June, 2014:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2014:

Notary Public

My Commission Expires: 12/3/18