BILL GARRETT, Davidson County
Trans:T20140046187 DEEDWARR
Recvd: 06/30/14 09:55 3 pgs
Fees:18.00 Taxes:421.80
20140630-0056902

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
BETTY JO SMITH Regions Bank
2050 Parkway Office Cir
Birmingham, AL 35203

MAP AND PARCEL 175040A09600CO

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICE
GALLATIN, TENNESSEE 37066

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND AND NO/100 ($114,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, **REBECCA BONDURANT, CONSERVATOR FOR MIRIAM DIANNE PHILLIPS,** have this day bargained and sold and by these presents does hereby transfer and convey unto **BETTY JO SMITH,** an unmarried woman, her heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Unit No. 16A, Phase Two, Park Place Subdivision, a Private Element Horizontal Property Regime as described in Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements of record in Instruction No. 20010214-0014161, as recorded in Instrument No. 20010702-0069590, as amended in Instrument No. 20011019-0114191, as re-recorded as Instrument No. 20011212-0136927, as amended in Instrument No. 20030710-0095634, as re-recorded in Instrument No. 20030915-0134956, said Register's Office, to which reference is hereby made.

BEING the same property conveyed to Miriam V. Phillips by deed from Landmark Homes of Tennessee, Inc. dated May 10, 2005 and of record as Instrument No. 20050517-0055514, in the Register's Office for Davidson County, Tennessee. The said Miriam V. Phillips died testate March 25, 2012 and by Will dated February 5, 2007, Docket No. 12P-601, Probate Court of Davidson County, Tennessee Miriam Dianne Phillips is the sole owner of said property. By Order of record in Minute Book , page , Chancery Court of Sumner County, Tennessee, Rebecca L. Bondurant was appointed Conservator for Miriam V. Phillips.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and

possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate, which are to be pro-rated, applicable zoning and building regulations and all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of June, 2014.

Rebecca L Bondurant

REBECCA L. BONDURANT, CONSERVATOR
FOR MIRIAM DIANNE PHILLIPS

Conservator for Miriam Diane Phillips

STATE OF Illinois

COUNTY OF Winnebago

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **REBECCA BONDURANT, CONSERVATOR FOR MIRIAM DIANNE PHILLIPS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 12 day of June, 2014.

Casie Wedige

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-24-18

OFFICIAL SEAL
CASIE WEDIGE
Notary Public - State of Illinois
My Commission Expires Mar 24, 2018

**OATH**

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $114,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rebecca L Bondurant
AFFIANT

SUBSCRIBED and sworn to before me, this the 12 day of June, 2014

Casie Wedige
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-24-18

OFFICIAL SEAL
CASIE WEDIGE
Notary Public - State of Illinois
My Commission Expires Mar 24, 2018