THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2014. Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140047742 DEEDWARR
Recvd: 07/03/14 12:49 2 pgs
Fees:13.00 Taxes:730.75
20140703-0058941

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana A. Kuttenkuler	~~New Owner~~ United Wholesale Mortgage	
5913 Stone Brook Drive	1414 East Maple Road	171020A02800CO
Brentwood, TN 37027	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carey L. Phillips, married, and Sandra Philips, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana A. Kuttenkuler, a single woman,**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 28 on the Condominium Site Plan of Phase 2, Brentwood Villa, of record in Plat Book 6900, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carey L. Phillips, unmarried by Warranty Deed from Jennifer P. Williams, unmarried of record at Instrument Number 200008210082592, Register's Office for Davidson County, Tennessee, dated August 17, 2000 and recorded on August 21, 2000. And further being the same property conveyed to Carey L. Phillips and Sandra Phillips, as tenants in common with rights of survivorship by Quitclaim Deed from K. Thomas Sidwell, Trustee of record at Instrument Number 200008210082594, Register's Office for Davidson County, Tennessee, dated August 17, 2000 and recorded on August 21, 2000.

David Jarmoluk joins in the execution of this instrument to convey his interest in the property to the Grantee as spouse of Carey L. Phillips.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5913 Stone Brook Drive, Brentwood, TN 37027,** and has never been the residence of Grantor, Sandra Phillips, or her spouse.

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 and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this the 1st day of July, 2014.

Carey L. Phillips

David Jarmoluk

Sandra Phillips by Carey L. Phillips attorney in fact

Sandra Philips by Carey L. Phillips, Attorney-in-Fact Pursuant to
Power of Attorney recorded in Instrument No. 20140703-0058940, R.O.D.C., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carey L. Phillips, David Jarmoluk,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of July, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Carey L. Phillips**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Sandra Phillips,** and who acknowledged that she executed the same as the free act and deed of **Sandra Phillips.**

Witness my hand and official seal this 1st day of July, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE