Box 10-B

BILL GARRETT, Davidson County
Trans:T20140050539 DEEDWARR
Recvd: 07/15/14 11:08 2 pgs
Fees:13.00 Taxes:370.00
20140715-0062308

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

x Jerry W Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY WAYNE PHILLIPS	**SAME**	**090-11-0-031.00**
(NAME) **417 BASSWOOD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, BILLY JOE PHILLIPS, JUDY PHILLIPS ROBERTS AND JERRY WAYNE PHILLIPS, BEING THE SOLE HEIRS AT LAW AND DEVISEES UNDER THE LAST WILL AND TESATMENT OF ETHEL P. PHILLIPS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY WAYNE PHILLIPS,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 440 on the Plan of Charlotte Park, Sec. VI, of record in Plat Book 2900, pages 7 & 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 440 fronts 73 feet on the Westerly side of Basswood Avenue and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to WILLIE F. PHILLIPS AND WIFE, ETHEL P. PHILLIPS, by deed from DOROTHY ORME, MARRIED, of record as Instrument No. 20000516-0049111, dated May 12, 2000, said Register's Office. The said Willie F. Phillips having predeceased the said Ethel P. Phillips on or about June 21, 2008, leaving Ethel P. Phillips as the surviving tentnat by the entirety. Then the said Ethel P. Phillips having since died on or about January 15, 2014. The Last Will and Testament of Ethel P. Phillips filed with the Davidson County Probate Clerk's Office as Docket No. 14P370, which devises the said property to BILLY JOE PHILLIPS, JUDY PHILLIPS ROBERTS AND JERRY WAYNE PHILLIPS.

This conveyance is subject to matters as shown on plan of record in Plat Book 2900, pages 7 and 8, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **417 BASSWOOD DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand(s) this 14th day of July, 2014.

Judy Phillips Roberts
JUDY PHILLIPS ROBERTS

Billy Joe Phillips
BILLY JOE PHILLIPS

Jerry Wayne Phillips
JERRY WAYNE PHILLIPS

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDY PHILLIPS ROBERTS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackson Co, Mississippi, this 10 day of July, **2014.**

My commission expires: Nov. 6, 2015

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 88881 ANTISHA D. MATTHEWS Commission Expires Nov. 6, 2015 JACKSON COUNTY

Antisha D. Matthews
Notary Public

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 **BILLY JOE PHILLIPS and JERRY WAYNE PHILLIPS,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of July, **2014.**

My commission expires: May 5, 2015

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public