Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $297,900.00

Codesta Thomas
Affiant

Subscribed and sworn to before me, this 30 day of June, 2014.

Jessica N. Brooks
Notary Public
My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

07-1309-85326

Address of New Owner:	Send Tax Bills to:	Tax Information
Henry Edward Phillips, III	New owner	180-04-0-B-016.00-CO
3060 Brookview Forest Drive Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeff Ramsey, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Henry Edward Phillips, III and wife, Janna Phillips, hereinafter called the Grantees, their successors 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. 16, on the Plan of Brookview Forest, Phase I, of record in Instrument No. 20030716-0099526, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Ramsey, an unmarried man by deed from Drees Premier Homes, Inc., an Ohio corporation, dated July 27, 2004, recorded July 29, 2004, of record in Instrument No. 20040729-0090888, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3060 Brookview Forest Drive, Nashville, TN 37211

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
Trans:T20140050611 DEEDWARR
Recvd: 07/15/14 12:25 2 pgs
Fees:13.00 Taxes:1102.23
20140715-0062372

WITNESS my hand this 30 day of June, 2014.

Jeff Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeff Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30 day of June, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

