Davidson County DEEDWARR
Recvd: 07/17/14 14:56 3 pgs
Fees:18.00 Taxes:773.30
20140717-0063483

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53642
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott J. Phillips Bassma M. Phillips 909 Springs Hill Way Antioch, TN 37013	Peoples Home Equity, Inc. 2203 McKinley Rd, Ste 130 Johnson City, TN 37604

TAX MAP-PARCEL NUMBERS: 173110A085.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$209,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Michael P. Livingston and wife, Ellen J. Livingston, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Scott J. Phillips and Bassma M. Phillips, husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Stanford Village, Section Three, of record in Instrument No. 20011217-0139079, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael P. Livingston and Ellen J. Livingston by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, dated October 9, 2002, recorded October 15, 2002 in Instrument No. 20021015-0126317, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20011217-0139079, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000203-0011283, amended in Instrument No. 20000228-0019107, Instrument No. 20000301-0020280 and Instrument No. 20020123-0009420, and By-laws of record in Instrument No. 20000217-0016311, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 909 Springs Hill Way, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2014.

Michael P. Livingston

Ellen J. Livingston

State of TENNESSEE

County of DAVIDSON

On this 15th day of July, 2014 , before me the undersigned authority, personally appeared Michael P. Livingston and Ellen J. Livingston , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $209,000.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2014

Notary Public

My Commission Expires: 12-27-15

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).