Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053882 DEEDWARR
Recvd: 07/25/14 11:43 2 pgs
Fees:13.00 Taxes:592.00
20140725-0066270

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6384 PHILLIPS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John C. Phillips	Same	06115034100
1110 Marion Avenue		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

ELIZABETH HUBER, ADMINISTRATRIX OF THE ESTATE OF SUZANNE ELLIS WINDORFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN C. PHILLIPS

HEREINAFTER CALLED THE GRANTEES, 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 the Easterly part of Lot No. 289 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County. Said part of Lot No. 289, being the Easterly 68 feet fronts 68 feet on the Southerly side of Marion Avenue and runs back between parallel lines 205 feet to a dead line. Being the same property conveyed to Joe T. Ellis and Wife, Martha Jane Ellis by Installment Deed from Jo T. Gibson Ellis, recorded on the 11th day of April, 1963 in Deed Book 3533, Page 186, in the Register's Office of Davidson County, Tennessee.

Martha Jane Ellis, having been predeceased by Joe T. Ellis, died on September 15, 2012. Her interest in said property being devised to Suzanne Ellis Windorfer, by Last Will and Testament, of record in Case No. 13P1076, Circuit Court for Davidson County, Tennessee, Probate Division. Suzanne Ellis Windorfer died intestate on December 31, 2013, her estate being administered in Case No. 14P261, Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Agreement for Dedication of Easement as set forth in instrument recorded in Book 4275, Page 459.

This is improved property known as 1110 Marion Avenue, Nashville, TN 37216

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 that GRANTOR, in her capacity as ADMINISTRATRIX (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in her capacity as ADMINISTRATRIX (and not individually) does further covenant and bind herself 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 my hand on the ~~18th~~ 10th day of July, 2014.

ESTATE OF SUZZANNE ELLIS WINDORFER

By: Elizabeth Huber, Administratrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elizabeth Huber**, Administratrix of the Estate of Suzanne Ellis Windorer, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein, being authorized to do so by that **Order to Approve Contract for the Sale of Real Estate of record in Case No. 14P261, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.**

Witness my hand and official seal at Franklin, Tennessee, this ~~18th~~ 10th day of July, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6384 PHILLIPS

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067