THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
David Phillips and Pamela Wolfe Phillips
612 River Ridge Court
Nashville, TN 37221
SEND TAX BILLS TO:
612 River Ridge Court
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20140057064 DEEDWARR
Recvd: 08/05/14 14:32 2 pgs
Fees:13.00 Taxes:277.50
20140805-0070321

WARRANTY DEED

(Map 119-14-0A, Parcel 109.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DOROTHY J. PROBST and husband, TIMOTHY PAUL PROBST**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DAVID PHILLIPS and wife, PAMELA WOLFE PHILLIPS**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 109, Building G, KINGSWOOD CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 520, as established under Master Deed of record in Book 6058, Page 320, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> BEING the same property conveyed to Dorothy J. Probst, married, by Warranty Deed from Helen McCollum, unmarried, and James Michael McCollum, unmarried, dated August 26, 2005, of record in Instrument No. 20050907-0107558, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 520; to Master Deed of record in Book 6058, page 320; homeowners association charter of record in Book 6092, page 579; easement to BellSouth of record in Book 11362, page 523, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> This is improved property known as 2929 Selena Drive, #G109, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Timothy Paul Probst, spouse of Dorothy J. Probst, hereby conveys any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

WITNESS OUR HANDS and signatures on this the 31st day of July, 2014.

DOROTHY J. PROBST

TIMOTHY PAUL PROBST

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy J. Probst and Timothy Paul Probst, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2014.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of July, 2014.

Notary Public

My commission expires: AUGUST 16, 2014

File No. 20140418

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY