WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hidden Grove, LLC	Hidden Grove, LLC	087-09-0 024.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
112 Mileham Drive	112 Mileham Drive	Trans:T20140061649 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/20/14 13:40 2 pgs
Orlando, FL 32835	Orlando, FL 32835	Fees:13.00 Taxes:314.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140820-0075918

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ernest J. Phipps Trustee of the Ernest J. Phipps Revocable Living Trust dated May 20, 2011**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Hidden Grove, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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. 221, on the plan of Section 9, Valley Grove, as shown on plat of record in Plan Book 5200, Page 605, Registers Office of Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Trust by Quit Claim Deed dated 06/16/2011 from JB Properties and Ernest J. Phipps of record in Instrument 20110620047880, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 5200, Page 605, said Register's Office.

Restrictive Covenants of record in Book 6139, Page 439, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1105 - 1107 Forest Ridge Way, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 15th day of August, 2014.

Ernest J. Phipps, Trustee of the Ernest J. Phipps
Revocable Living Trust date May 20, 2011

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ernest J. Phipps with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Trust date May 20, 2011 and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 15th day of August, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122