BILL GARRETT, Davidson County
Trans:T20140063564 DEEDWARR
Recvd: 08/27/14 13:36 2 pgs
Fees:13.00 Taxes:714.10
20140827-0078241

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 12/18/17
File No. G14-9103D

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Monty L. Saine, unmarried (NAME)	Fifth Third Mortgage (NAME)	2-36
210 East End Road (STREET ADDRESS)	5001 Kingsley Drive (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michael I. Phillips and Catherine M. Phillips, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monty L. Saine, unmarried,** 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:

Tract One:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being described as follows:

Beginning at an nail and shiner in a locust stump on the southerly margin of East End Road, said stump being 260 feet more or less as measured along said East End Road margin from Necie Patterson's northwest corner (DB 5931, Page 475, RODCT); thence S 23 degrees 00' 35" E, 764.89 feet to a set iron pin in the north line of Pauline Mason (DB 4709, Page 328, RODCT); thence with said Mason's north line, N 77 degrees 30' 29" W, 300.00 feet to a set iron pin, corner to H. L. Adams (DB 1236, Page 632, RODCT); thence with said Adams west line N 23 degrees 02' 38" E, 809.44 feet to a set iron pin on the southerly margin of said East End Road; thence with said margin and curve to the left (I=60 degrees 53' 14", R=215.98 feet, LC=218.88 feet, CB=S 61 degrees 54' 09" E), 229.52 feet to a point; thence south 88 degrees 09' 59" E, 82.00 feet to the point of beginning.

Tract Two:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being described as follows:

Beginning at an iron pin in the southerly margin of East End Road in the west line of Necie W. Patterson (DB 5931, Page 475, RODCT); said pin being the northeast corner of the herein described tract; thence with said Patterson's west line south 01 degrees 17' 21" E, 782.81 feet to an existing stone in the north line of Pauline Mason (B 4709, Page 328 RODCT); thence with said Mason's north line, N 77 degrees 30' 29" W, 632.15 feet to a set iron pin; N 23 degrees 00' 35" E, 764.89 feet to a nail and shiner in a locust stump on the southerly margin of said East End Road; thence with said margin S 88 degrees 09'

59" E, 47.61 feet to a point; thence with a curve to the right, (I=21 degrees 37' 08", R= 691.20 feet, LC=259.26, CB= S 77 degrees 22' 58" E), 260.80 feet to the point of beginning.

BEING the same property conveyed to Michael I. Phillips and Catherine M. Riehman, both unmarried by deed dated September 2, 2008 as recorded in Instrument No. 20080904-0090636, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Michael I. Phillips and Catherine M. Phillips, husband and wife from Michael I. Phillips and Catherine M. Phillips, husband and wife who acquired title as Michael I. Phillips and Catherine M. Riehman, both unmarried, by Quit Claim Deed dated January 31, 2014, as recorded in Instrument No. 20140213-0012667, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Affidavit of Affixation as recorded in Instrument No. 200809040090638 , Register's Office for Davidson County, Tennessee.
2. Water/Sewer Easement as recorded in Instrument No. 201202060010699 , Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for detached structure as recorded in Instrument No. 200110030107316 , Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 210 East End Road, Goodlettsville, TN 37072.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 21st day of August, 2014.

Michael I. Phillips — August 21, 2014 Date

Catherine M. Phillips — August 21, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Michael I. Phillips and Catherine M. Phillips, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066