BILL GARRETT, Davidson County
Trans:T20140069981 DEEDWARR
Recvd: 09/18/14 13:42 2 pgs
Fees:13.00 Taxes:1176.60
20140918-0085794

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144791

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

AFFIANT

JANE GRAZER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

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

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Hittle 1055 Pine St. Apt 609 Nashville, TN 37203	Same address as new owner	093-06-0-A-074.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighteen Thousand and 00/100 Dollars ($318,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN R. PHILLIPS AND KENDRA Z. PHILLIPS HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL R. HITTLE AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 716 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to John R. Phillips and Kendra Z. Phillips, Husband and Wife, by Warranty Deed from Encore Phase I Development Co., LLC, dated 5/5/2008, recorded 5/7/2008, of record in Instrument No. 20080507-0047042, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 301 Demonbreun Street, #716, Nashville, TN 37201, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of September, 2014.

JOHN R. PHILLIPS

Kendra Z. Phillips by John R. Phillips, Attorney in Fact

KENDRA Z. PHILLIPS, BY JOHN R. PHILLIPS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John R. Phillips with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

Jane Grazer

Printed Notary Name

My commission expires: 8/18/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John R. Phillips, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Kendra Z. Phillips and acknowledged that he executed the same as the free act and deed of the said Kendra Z. Phillips.

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

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

Jane Grazer

Printed Notary Name

My commission expires: 8/18/18