WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071489 DEEDWARR
Recvd: 09/24/14 10:03 2 pgs
Fees:13.00 Taxes:1107.04

20140924-0087680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,200.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: 11-26-16
(AFFIX SEAL)

MARY JANE KNOX
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Anna M. Waller	Churchill Mortgage Corp.	115-06-0
(NAME)	(NAME)	(MAP)
6736 Currywood Drive	761 Old Hickory Blvd, #400	044.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Joseph D. Phillips and wife, Bettie J. Phillips, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Anna M. Waller and Don Waller, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Two West Meade Hills of record in Plat Book 2900, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Phillips, unmarried by deed from A. E. Turner and wife, Myrtle M. Turner of record in Book 3401, page 501, Register's Office for Davidson County, Tennessee. The said John T. Phillips having since died, leaving his interest to his sole heir at law Mary Marguerite Bell Phillips. (Probate Court for Davidson County, Tennessee, Docket No 97P-1688 and Affidavit of Heirship) Mary Marguerite Bell Phillips having since died leaving her interest to her sole heir at law, J. Dudley Phillips. (Probate Court for Davidson County, Tennessee, Docket No 97P-1689 and Affidavit of Heirship)

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6736 Currywood Drive, Nashville, Tennessee 37205

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. 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/our hand(s) this 18th day of September, 2014.

Joseph D. Phillips
By: W. Thomas Phillips, Attorney-in-Fact
Attorney in Fact

Bettie J. Phillips
By: W. Thomas Phillips, Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared W. Thomas Phillips, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Joseph D. Phillips and Bettie J. Phillips, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Joseph D. Phillips and Bettie J. Phillips, the bargainor, by the said, W. Thomas Phillips, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of September, 2014.

Notary Public

My Commission Expires: 9/20/17

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY