WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/14 10:42 3 pgs
Fees:18.00 Taxes:303.40
20140929-0089322

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO.

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
Francis C. Amante Jr.	First Bank	136030A02700
(NAME)	(NAME)	
4000 Anderson Road, Apartment 27	3500 Blue Lake Drive, Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35243	
(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 considerations, the receipt of which is hereby acknowledged, we, **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 **Francis C. Amante Jr. and Brenda S. Amante, Husband and Wife**, 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:

A Condominium Apartment lying in Davidson County, Tennessee, being Townhouse No. 27, Building No. 13, on a Horizontal Property Regime on the plat for Phase 1, Condominium Townhouses, Priest Lake Park, as shown on plat of record in Plan Book 4460, Page 79 and revised in Plan Book 4460, Page 88, Registers Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Further being the same property conveyed to Ernest J Phipps Revocable Living Trust by Quit Claim Deed dated 05/16/2014 from Daryl Spicer and Brian Oldham of record in Instrument 201405210043650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest J. Phipps Trustee of the Ernest J. Phipps Revocable Living Trust dated May 20, 2011 by Scriveners Affidavit to correct conveyance as of record in Record Book _____, Page _____, Register's Office for Davidson County, Tennessee. **20140929-0089321**

All matters as set forth per Book 4460, Page 79, Book 4460, Page 88, said Register's Office.

Amended and restated Rules and Regulations of record in Instrument 200110250116633, 200506210071262, and 200602280022872, said Register's Office.

Reinstated Homeowner Repair Responsibility List of record in Instrument 200602280022873, said Register's Office.

Said By-Laws were amended of record in Instrument 200508170097909, 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 4000 Anderson Road, Apartment 27, Nashville, TN 37217
(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 26th day of September, 2014.

Ernest J. Phipps, Trustee Trustee
Ernest J. Phipps, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest J. Phipps with whom I am personally acquainted and who proved himself to be the Trustee of The Ernest J. Phipps Revocable Living Trust dated May 20, 2011, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2014

Notary Public
My Commission Expires: 8-14-17

MARILYN O. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11514

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

