This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Suite C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 147010091.000

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jordan Hammond and Mallory Hawkins
345 Lynn Drive
Nashville, TN 37211

SEND TAX BILLS TO:
~~New Owner~~
Mortgage Investors Group
8320 East Walker Springs Lane, 200
Knoxville, TN 37923

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MARY LESLIE PHILLIPS, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JORDAN HAMMOND AND MALLORY HAWKINS** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 464, Section Six, Caldwell Hall, as shown by plat appearing of record in Plat Book 2900, page 148, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Mary Leslie Phillips, a single woman by Warranty Deed from Betty Diane Fuchs aka Diane Fuchs (who acquired title erroneously as Diane Suchs), individually as to a one-half undivided interest and Betty Diane Fuchs, Administrator of the Estate of Danielle Marie Snyder as to a one-half undivided interest dated September 14, 2012 and appearing of record in Instrument Number 20120918-0084622, Registers Office for Davidson County, Tennessee. Mary Leslie Phillips has since married and is still known as Mary Leslie Phillips.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 2900, page 148; Agreed Order of record in Instrument Number 20120918-0084621; All in the Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Michael D. Whitcraft, husband of Mary Leslie Phillips, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

This is improved property known as 345 Lynn Drive, Nashville, TN, 37211.

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

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20140080110 DEEDWARR
Recvd: 10/23/14 15:36 2 pgs
Fees:13.00 Taxes:1109.63
20141023-0098031

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20 day of October, 2014.

Mary Leslie Phillips

Michael D. Whitcraft

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary Leslie Phillips and Michael D. Whitcraft, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20 day of October, 2014.

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-20-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of October, 2014.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16