THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140083052 DEEDWARR
Recvd: 11/04/14 09:39 2 pgs
Fees:13.00 Taxes:1036.00
20141104-0101616

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Micah Phillips and Jessica Phillips 6120 Lickton Pike Goodlettsville, TN 37072	SWBC Mortgage Corporation 9311 San Pedro Ave., suite 100 San Antonio, TX 78216	011 00 0 156.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SILAS EUGENE JONES AND WIFE, NANCY K. JONES**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MICAH PHILLIPS AND WIFE, JESSICA PHILLIPS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 3 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker, described according to a survey dated April 7, 1989 by Joe M. Cummings, registered land surveyor, No. 1513 (Job No. 89-036(S)-011), as follows:

Beginning at an iron pin in the Easterly line of the A.C. Berry Subdivision of record in Plat Book 5800, Page 109, Register's Office for Davidson County, Tennessee, said point being North 4° 36' 20" East 914.58 feet from the Northerly margin of Lickton Pike, with a line of A. C. Berry Subdivision, which point in the Northerly margin of Lickton Pike is 1,331.63 feet, more or less, West of the intersection of Freeman Hollow Road and Lickton Pike; thence with the line of A.C. Berry Subdivision, North 33° 50' 09" West 49.64 feet to an iron pin; thence with a line of Lakewood Farm "A Condominium" of record in Plat Book 4360, Page 102, Register's Office for Davidson County, Tennessee, North 32° 58' 41" West 162.07 feet to an iron pin; thence continuing with the line of Lakewood Farm, North 37° 05' 04" West 207.42 feet to an iron pin in the line of the property conveyed to Jerry A. Wright by deed of record in Deed Book 6974, Page 116, said Register's Office; thence with a line of Wright South 85° 42' 52" East 715.96 feet to an iron pin in the line of Marvin E. Tait; thence with the line of Tait South 12° 47' 05" East 402.20 feet to an iron pin; thence North 79° 36' 30" West 571.40 feet to the point of beginning and containing 5.05 acres, more or less.

ALSO conveyed is an easement for ingress and egress and for utilities, more specifically and particularly described as follows, to-wit:

Beginning at an iron pin in the Northerly margin of Lickton Pike, a corner to the A. C. Berry Subdivision of record in Plat Book 5800, Page 109, Register's Office for Davidson County, Tennessee; thence with a line of the A.C. Berry Subdivision, North 4° 36' 20" East 301.44 feet to a point; thence North 36°06' 03" East 492.60 feet to a point; thence North 13° 33" 22" West 181.84 feet to a point in the Southerly margin of the subdivision of the Dennis H. Parker and Mary N. Parker property; thence South 79° 36' 30" East 54.71 feet to a point; thence South 13° 33' 22" East 182.77 feet to a point; thence South 36° 06' 03" West 271.63 feet to an iron pin; thence South 4° 36' 20" West 300.00 feet to an iron pin in the Northerly margin if Lickton Pike; thence with said margin of said Lickton Pike on a curve having a delta angle of 12° 34" 56", a radius of 1 ,457.40 feet, a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning, said easement being 50 plus feet in width.

Being the same property conveyed to Silas Eugene Jones, a married person, by Warranty Deed, from Andrew D. Eagar and wife, Kelly Eagar, of record in Instrument No. 20060710-0082497, Register's Office for Davidson County, Tennessee, dated July 7, 2006, and recorded July 10, 2006.

This is improved property known as **6120 Lickton Pike, Goodlettsville, Tennessee 37072** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law. This description is the same as in the previous deed of record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **31st** day of **October, 2014**:

Silas Eugene Jones **Nancy K. Jones**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SILAS EUGENE JONES AND NANCY K. JONES**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of October, 2014:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON