WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/14 09:03 3 pgs
Fees:18.00 Taxes:407.00
20141105-0102070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Phillips	Same As New Owner	**Map 162-1-E**
(NAME) **516 Park Court**	(NAME)	**Parcel 23.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY KATHRYN BOSTIC, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK PHILLIPS AND AMY PHILIPS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 23 of the Park Court Planned Unit Development, as sown by a map of record in Plat Book 6900, page 967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

INCLUDED herewith is an undivided interest in the planned unit development common area.

Being the same property conveyed to Mary Kathryn Bostic by General Warranty Deed from Elania Marie Rose, individually, and Elaina Marie Rose, Trustee of Testamentary Trust of Lester James Rose for the benefit of Emily Marie Rose, filed for record on March 17, 2005 as Instrument No. 20050317-0029368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 967, said Register's Office; (c) Restrictive covenants contained in Book 7930, page 986, amended in Book 8010, page 476, said Register's Office; and (d) Charter of record in Book 7918, page 559, said Register's Office; and By-Laws, of record in Book 7814, page 804 and amended in Book 7031, page 3, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **516 Park Court, Nashville, TN 37211**

(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 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 hand this 3rd day of November, 2014.

Mary Kathryn Bostic

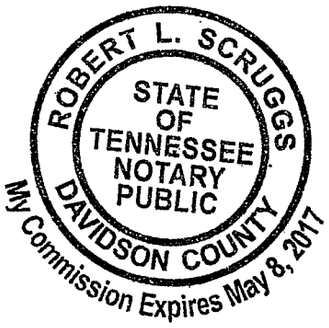
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Mary Kathryn Bostic**,, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2014.

Commission expires:



Notary Public

Certificate of Authenticity

I, Melody M. Jenkins, 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 Davidson

Personally appeared before me, Robert L. Scruggs, a notary public for this county and state, Melody M. Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires: _____.