WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

Subscribed and sworn to before me this 12th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140086794 DEEDWARR
Recvd: 11/18/14 11:07 2 pgs
Fees:13.00 Taxes:847.30
20141118-0106233

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
Elizabeth V. Phillips	New Owner	144-07 0A
(NAME)	(NAME)	(MAP)
2070 Traemoor Village Drive		076.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(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, Grace Ann Hastings, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Elizabeth V. Phillips, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, Tennessee, described as Unit No. 76 of The Townhomes of Traemoor Village, a Horizontal Property Regime located in Nashville, Tennessee, together with Easements as shown on Exhibit Plat to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, recorded in Instrument No. 20070323-0035561, as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, and described in a Declaration of Covenants, Conditions and Restrictions records in Instrument No. 20070323-0035561, as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Townhomes of Traemoor Village, contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035561, as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Grace Ann Hastings by deed from Grace Hastings Anderson of record in Instrument No. 20120611-0050815 Register's Office for Davidson County, Tennessee.

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: 2070 Traemoor Village Drive, Nashville, Tennessee 37209

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 12th day of November, 2014.

Grace Ann Hastings

Grace Ann Hastings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Grace Ann Hastings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of November, 2014.

Notary Public

My Commission Expires: 7/01/2015

John M. Wells
State of Tennessee
Notary Public
Davidson County