(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #14-1366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Walter J. Phillips, IV, ~~unmarried~~ XXXXXXX, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto J. Miriam Shimmin, wife and Walter F. Durst, Jr., husband, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Royal Oaks Tower, a project having been established as a horizontal property regime, by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, Page 901, said premises being more particularly described as follows:

Unit Labeled 42E of said project as shown on the plan recorded in Book 4460, Page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.22476% interest appurtenant to the Unit in all common elements of said project as described in said declaration.

Being the same property conveyed to Walter J. Phillips, IV, unmarried, by Warranty Deed from Jason W. Owen, unmarried, in the amount of $252,000.00, dated April 26, 2006, of record as Instrument No. 20060503-0050832, Register's Office for Davidson County, Tennessee.

Subject property has been rental/investment property and is not the residence of the Grantor, his spouse, or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike #42E, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of November, 2014.

Walter J. Phillips, IV

BILL GARRETT, Davidson County
Trans: T20140087856 DEEDWARR
Recvd: 11/21/14 12:13 2 pgs
Fees: 13.00 Taxes: 906.50
20141121-0107436

State of ~~Tennessee~~ Georgia
County of ~~Davidson~~ Coweta

On this 11th day of November, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter J. Phillips, IV, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10-24-17

TRINA AMEY
Coweta County
My Commission Expires
October 24, 2017

State of ~~Tennessee~~ Georgia
County of ~~Davidson~~ Coweta

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of November, 2014.

Notary Public

My Commission Expires: 10-24-14

TRINA AMEY
Coweta County
My Commission Expires
October 24, 2017

NEW OWNER:
J. Miriam Shimmin
4505 Harding Pike #42E
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
116-3-A-45