BILL GARRETT, Davidson County
Trans:T20140092135 DEEDWARR
Recvd: 12/09/14 15:50 2 pgs
Fees:13.00 Taxes:388.50
20141209-0112846

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 8th day of December, 2014.

J. Brandon Miller
Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Luke Richard Skidmore	SWBC Mortgage Corporation	
3731 Hydes Ferry Road	9311 San Pedro Ave, Suite 100	06916004000
Nashville, TN 37218	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CATHLEEN DAVIDSON, EXECUTRIX OF THE ESTATE OF THEO DELORES PHILLIPS, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE RICHARD SKIDMORE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISDON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Beginning in the center of Old Hydes Ferry Pike 150 feet southeasterly from the northerly corner of the property conveyed to M.A. Jones and wife, Nora Jones by deed from L.A. Jones and wife, of record in book 821, page 419, Register's Office for said county; thence with the said M.A. Jones' southeasterly boundary line south 54 degrees west 150 feet to a point on the northeast boundary line of the property conveyed to Mosco W. Brown and wife, Sarah D. Brown by deed from Johnnie C. Malone, of record in book 1733, page 231, said Register's Office; thence with the said Mosco W. Brown's said northeast boundary line south 36 degrees east 100 feet to the southerly corner of a stone wall; thence north 54 degrees east 150 feet to the center of Old Hydes Ferry Pike; thence with the center of said Old Hydes Ferry Pike north 36 degrees west 100 feet to the beginning.

Being the same property conveyed to Theo Delores Phillips by deed from Nora Jones of record in Book 2101, page 617, Register's Office for Davidson County, Tennessee, dated November 14, 1952 and recorded on November 24, 1952.

Theo Delores Phillips died October 13, 2011. She left a will probated at Docket No. 13P1486 leaving the property to Cathleen Davidson, Herman R. Phillips, Shirley Phillips Ramos, Ralph Robertson, Susie McClure and Pleasant Green Missionary Baptist Church.

Order for Approval of Sale Price of Real property and Authorization of Executrix to Execute Sales Documents executed by Judge Randy Kennedy, November 21, 2014 in the Probate Court for Davidson County, Tennessee, Docket No. 13P1486 and states that Cathleen Davidson is authorized to execute the deed and any other documents to close the sale of the property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 3731 Hydes Ferry Road, Nashville, TN 37218.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of December, 2014.

Estate of Theo Delores Phillips, Deceased

Cathleen Davidson, Executrix of the Estate of Theo Delores Phillips

Cathleen Davidson, Executrix of the
Estate of Theo Delores Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cathleen Davidson, as Executrix of the Estate of Theo Delores Phillips, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of December, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018