Davidson County DEEDWARR
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Fees:23.00 Taxes:655.27
20141219-0116349

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31958-08-2014**	STATE OF TENNESSEE / COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $177,100.00. Affiant Subscribed and sworn to before me this 19th day of December, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Reid & Co. Construction, LLC 906 Legacy Park Mt. Juliet, TN 37122	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 146 040 07700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Beth Phillips and Robert Wright**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reid & Co. Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4801 Timberhill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Subject property is not the marital residence of either of the Grantors.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 19th day of December, 2014.

Mary Beth Phillips

Robert Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Beth Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of December, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of December, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Two, Elysian Meadows Addition, of record in Plat Book 2663, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rufus E. Knight and wife, Elizabeth C. Knight, by deed dated February 5, 1960, from Gaines Construction Company, Inc., of record in Book 3028, page 95, Register's Office for Davidson County, Tennessee. Rufus E. Knight died on October 30, 1992. Elizabeth C. Knight died on February 27, 2011, leaving as her sole heirs at law her two daughters, Jeanne Wright and Mary Beth Phillips. See Affidavit as to Heirs recorded in Instrument No. 20140508-0045867, Register's Office for Davidson County, Tennessee. Jeanne Wright conveyed her interest in subject property to Robert Wright, by quitclaim deed dated May 20, 2014, recorded in Instrument No. 20140528-0045868, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 2663, page 101, Register's Office for Davidson County, Tennessee.

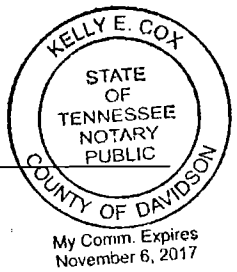
True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My commission expires _____