RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145191

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000707 DEEDWARR
Recvd: 01/05/15 13:56 2 pgs
Fees:13.00 Taxes:851.00
20150105-0000876

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

NOTARY PUBLIC

My commission expires: 1-31-17

BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delpha E. Phillips 309 Hunters Path Ct Hermitage, TN 37076	Same address as new owner	075-12-0-E-002.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANTHONY W. ODELL AND WIFE, TRACEY L. ODELL**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DELPHA E. PHILLIPS AND WILLIAM A. PHILLIPS, WIFE AND HUSBAND AS JOINT TENANTS**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 2 on the Plan of First Revision, Final Plat, Blossom Trace, of record in Instrument Number 20010920-0101745, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Anthony W. Odell and wife, Tracey L. Odell, by Warranty Deed from Kent A. Biery and Linda E. Biery, dated June 28, 2002 and recorded July 9, 2002, of record in Instrument Number 20020709-0082472, and corrected by Corrected Warranty Deed dated June 28, 2002 and recorded September 24, 2002, of record in Instrument Number 20020924-0116564, both in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1200 Lilac Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which will be paid by the grantee. The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of December, 2014.

ANTHONY W. ODELL

TRACEY L. ODELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Anthony W. Odell and wife, Tracey L. Odell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of December, 2014.

Notary Public

Printed Notary Name

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016