WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $139,000.00. Affiant Subscribed and sworn to before me, this the 6th day of February, 2015. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA MOLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Eilts **Ariel Eilts**	**Bank of Tennessee**	**Map 061-10-0 Parcel 110-00**
3852 Saunders Avenue	**301 E. Center Street**	
Nashville, TN 37216	**Kingsport, TN 37880**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Phillips and Emilee Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Eilts and Ariel Eilts, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Maplewood Heights, of record in Book 4885, Page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin Phillips and Emilee Phillips, by Deed dated December 14, 202 from Erie Anthony Mulligan, married, of record in Instrument No. 20121219-0116698, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Benjamin Phillips and Emilee Phillips, pursuant to a Power of Attorney executed by same on the 3rd day of February, 2015, of record in Instrument No. 20150210-0012205, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 4885, Page 27, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4288, Page 307, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (X) Unimproved ( ) property, known as **3852 Saunders Avenue, Nashville, TN 37216**

BILL GARRETT, Davidson County
Trans:T20150010286 DEEDWARR
Recvd: 02/10/15 10:41 2 pgs
Fees:13.00 Taxes:514.30
20150210-0012206

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 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 **6th** day of **February, 2015.**

Benjamin Phillips by Houston Howell, attorney-in-fact

Benjamin Phillips by Houston Howell, Attorney-in-Fact

Emilee Phillips by Houston Howell attorney-in-fact

Emilee Phillips by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Phillips and Emilee Phillips,** the within named sellers, 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 official seal at Nashville, Tennessee, this **6th** day of **February, 2015.**

_____

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Houston Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Benjamin Phillips and Emilee Phillips, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Benjamin Phillips and Emilee Phillips for the purpose therein contained, by signing the name of Benjamin Phillips and Emilee Phillips by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 2015.

Anna Mosley

Notary Public
My commission expires: 5-8-18

