This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015010013

BILL GARRETT, Davidson County
Trans:T20150015444 DEEDWARR
Recvd: 03/03/15 09:34 2 pgs
Fees:13.00 Taxes:1480.00
20150303-0018297

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $400,000.00

Sworn to and subscribed before me this 2nd day of March, 2015.

Affiant

Notary Public

Address of New Owner:
Memree Phillips
4312 Sunnybrook Drive
Nashville, TN 37205

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
130-030-036.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth R. Savage, as to an undivided 1/3 interest and Neal Lampley, as to an undivided 1/3 interest and James R. Holland, as to an undivided 1/3 interest** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Memree Phillips, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Block 9 on the Plan of Resubdivision of Part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth R. Savage, Neal Lampley and James R. Holland, each a 1/3 undivided interest by Quitclaim deed from Kenneth R. Savage and Neal Lampley of record in Instrument No. 20081029-0107750 Register's Office for Davidson County, Tennessee, dated August 12, 2008 and recorded on October 29, 2008

This is improved property known as **4312 Sunnybrook Drive, Nashville, TN 37205.**

The undersigned declare under penalty of perjury the subject property has never been used as a principal residence for any of the Grantors or their spouses.

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 2nd day of March, 2015.

Kenneth R. Savage

Neal Lampley

JAMES R. HOLLAND BY ATTORNEY IN FACT

James R. Holland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Kenneth R. Savage and Neal Lampley the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2015.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of March, 2015, before me personally appeared Neal Lampley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James R. Holland, and acknowledged that he executed the same as the free act and deed of James R. Holland.

Witness my hand, at office, this 2nd day of March, 2015.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2015