Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County DEEDWARR
Recvd: 03/27/15 13:06 5 pgs
Fees:28.00 Taxes:684.50
20150327-0026635

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March 2015.

Notary Public
My commission expires: January 11, 2016

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard A. Nelson	Same	94-050-014.00
~~1400 Glenview Drive~~	13405 Old Hickory Blvd.	
~~Nashville TN 37206~~	Cane Ridge, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sherry Phillips Hinkle, Joseph Scott Phillips, Debra Phillips Singer, the Estate of Hubert Eugene Phillips, and Jason Eugene Phillips, Devon Ray Phillips, Theresa Ann Phillips, Heirs, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard A. Nelson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 95 feet of the northerly 150 feet of Lot No. 86 on the Map of Haynie's Central Park Addition, as of record in Book 161, page 116, Register's Office for Davidson County Tennessee.

Said Part of Lot No. 86 fronts 95 feet on the southerly side of Glenview Drive, formerly Greenwood Street, and runs back between parallel lines, with the easterly margin of South 11th Street, 150 feet to an alley.

Being the same property conveyed to Hubert Phillips by deed from Sharon F. Horwath and husband, James M. Horwath and Bobby B. Lee and wife Sandra E. Lee of record in Book 5499 Page 589 Register's Office for Davidson County, Tennessee. Hubert Phillips having died March 22, 1999 intestate leaving Joseph Scott Phillips, Hubert Eugene Phillips, Debra Phillips Singer and Sherry Phillips Hinkle as his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20020509-005764, Register's Office for Davidson County, Tennessee. Hubert Eugene Phillips died July 3, 2013 intestate. Jason Eugene Phillips was appointed Administrator of his Estate and pursuant ot Order of the court authorized to convey his interest in the property. Davidson County Probate Courrt File No. 15P58

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Haynie's Central Park of record in Instrument No. 20070509-0055765, Register's Office for Davidson County, Tennessee

This property is improved property known as 1100 Glenview Drive, Nashville, Tennessee 37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 27 day of March, 2015.

Sherry Phillips Hinkle

Joseph Scott Phillips

Debra Phillips Singer

Estate of Hubert Eugene Phillips

By: _____
Jason Eugene Philips, Administrator

_____
Jason Eugene Philips, Heir

Devon Ray Phillips Angelique Austin
Devon Ray Phillips by
Angelique Austin, Guardian

Theresa Ann Phillips Angelique Austin
Theresa Ann Phillips by
Angelique Austin, Guardian

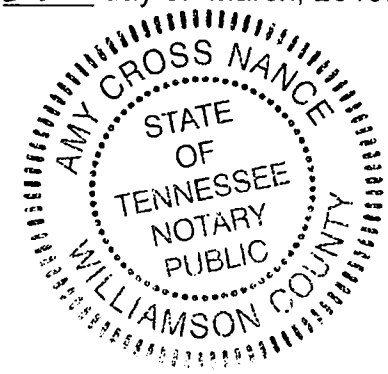
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Phillips Hinkle the bargainor(s), 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 Brentwood, Tennessee, this 27 day of March, 2015.

Notary Public

My Commission expires: 2/25/19



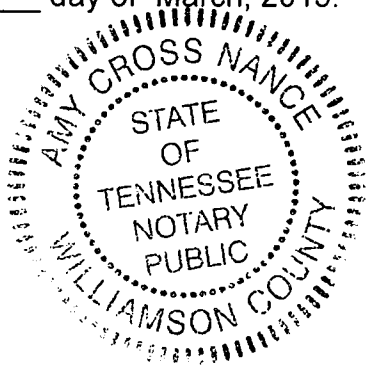
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Scott Phillips the bargainor(s), 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 Brentwood, Tennessee, this 27 day of March, 2015.

Notary Public

My Commission expires: 2/25/19



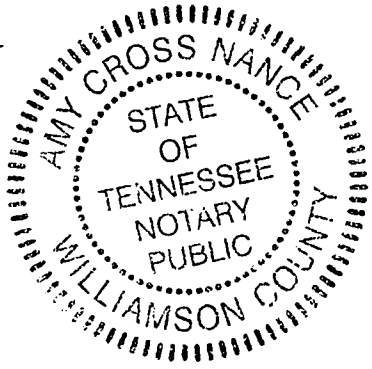
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Phillips Singer the bargainor(s), 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 Brentwood, Tennessee, this 27 day of March, 2015.

Notary Public

My Commission expires: 2/25/19



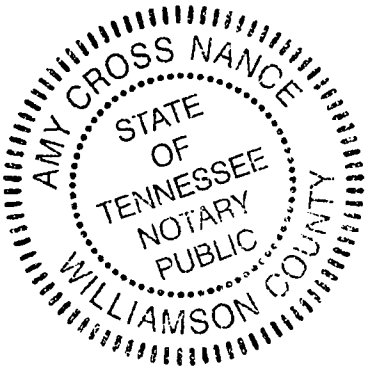
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state Jason Eugene Philips, with whom I am personally acquainted, and who acknowledged himself to be the Administrator of Estate of Hubert Eugene Phillips the within named bargainor, and as such Administrator being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Estate of Hubert Eugene Phillips..

Witness my hand, at office, this 27 day of March 2015.

Notary Public

My Commission expires: 2/25/19



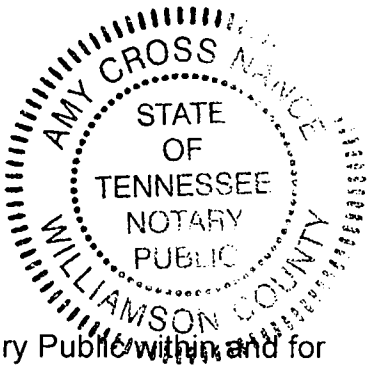
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Eugene Philips the bargainor(s), 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 Brentwood, Tennessee, this 27 day of March, 2015.

Notary Public

My Commission expires: 2/25/19



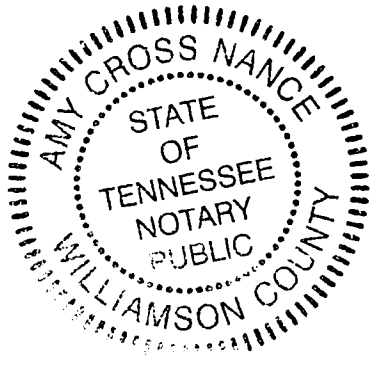
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state Angelique Austin, with whom I am personally acquainted, and who acknowledged himself to be the Guardian of Devon Ray Phillips and Theresa Ann Phillips the within named bargainor, and as such Guardian being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Devon Ray Phillips and Theresa Ann Phillips.

Witness my hand, at office, this 27 day of March 2015.

Notary Public

My Commission expires: 2/25/19



FILE NO: 08572

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County