WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025164 DEEDWARR
Recvd: 04/06/15 14:32 2 pgs
Fees:13.00 Taxes:573.50
20150406-0029822

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

NICOLE L. STEEN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald E. Phillips	Bank of Tennessee	Parcel ID:
3109 Southlake Drive	301 E. Center St.	11915004600
Nashville, TN 37211	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alan Lincoln and Deborah Wilson, Heirs of the Estate of Adams D. Lincoln

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ronald E. Phillips and wife, Sylvia M. Phillips

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. 41 on the Map of Section Two, Southlake Subdivision, as of record in Book 2083, Page 84, Register's Office for said County.

Said Lot No. 41 fronts 100 feet on the westerly side of Southlake Drive and runs back 132.6 feet on the northerly line and 150.2 feet on the southerly line, to a dead line, measuring 101.5 feet thereon.

Being the same property conveyed to Adams D. Lincoln and wife, Kathryn Mavolene Lincoln by deed from Floyd Adkisson and wife, Cora Lee Adkisson, of record in Book 2345, Page 370, dated March 7, 1955, Register's Office for said County. The said Kathryn Mavolene Lincoln died April 8, 2014 and title vested in Adams D. Lincoln, as surviving tenant by the entirety. Adams D. Lincoln died June 3, 2014, leaving as Sole Heirs the Grantors herein. See also Will attached to Affidavits of Heirship of record in Instrument 20150406-0029819, and Instrument 20150406-0029820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 2274, Page 618, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2083, Page 84, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3109 Southlake Drive, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of March, 2015.

Alan Lincoln

Deborah Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Lincoln and Deborah Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2015.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.