Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT15030010 8

BILL GARRETT, Davidson County
Trans:T20150025181 DEEDWARR
Recvd: 04/06/15 14:43 2 pgs
Fees:13.00 Taxes:499.50
20150406-0029847

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 15-1089

WARRANTY DEED

THIS INDENTURE, made and entered into this 3/31/2015, by and between Ron Phillips, married, parties of the first part, and Ashley Rucker, single woman, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson county, State of Tennessee, described as follows, to-wit:

Lot 36, Creekside, as shown on plat of record in Instrument No. 20040122-0008741 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ron Phillips, married by Warranty Deed from Affordable Housing Resources, Inc., dated August 15, 5006, in Instrument No. 20010515-0050426, in the Register's Office of Davidson County, Tennessee.

Grantor, nor Grantor's spouse, ever resided in the above-described real property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 049 09 0A 036.00
☒ Improved 5256 Buena Vista Pike, Nashville, TN 37218
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered; EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ron Phillips

STATE OF WASHINGTON

COUNTY OF PIERCE

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ron Phillips** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of March, 2015..

Notary Public

My Commission Expires: 7/9/15

NAOMI G. MONTESDEOCA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-09-15

****

Owner's Name: **Ashley Rucker**

and Address: **5256 Buena Vista Pike, Nashville, TN 37218**

Mail tax bills to: Primary Residential Inc. 1480 North 2200 West Salt Lake City, UT 84116

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Rutherford

Subscribed and sworn to before me this 31st day of March, 2015..

Notary Public

My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018