File Box 8

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150033465 DEEDWARR
Recvd: 05/01/15 14:12 2 pgs
Fees:13.00 Taxes:2090.50
20150501-0039600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $565,000.00

Affiant

Subscribed and sworn before me this the 30th day of April, 2015.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Brian T. Faulkner<br>1620 Stokes Ln<br>Nashville, TN 37215 | Franklin American Mtg.<br>501 Corporate Centre Dr.<br>Ste. 400<br>Franklin, TN 37067 | 117-08-0-081.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN C. PHILLIPS AND AUDREY L. PHILLIPS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN T. FAULKNER AND MOLLY BUTLER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Eason's 2nd Subdivision of Belmont Terrace Annex No. 2, of record in Plat Book 547, Page 80, 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 Benjamin C. Phillips, unmarried by Warranty deed from Rani Lewis, unmarried of record in Instrument No. 20050207-0014334, Register's Office for Davidson County, Tennessee, dated January 26, 2005 and recorded on February 07, 2005.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 80, said Register's Office; Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4076, page 418, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1620 Stokes Ln, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of April, 2015.

Benjamin C. Phillips

Audrey L. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin C. Phillips and Audrey L. Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2015.

My commission expires: 9/10/18

Notary Public

