BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045404 DEEDWARR
Recvd: 06/09/15 14:16 2 pgs
Fees:13.00 Taxes:203.50
20150609-0054241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Kathleen A Bear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Lee Capps, Sr. and Robin Lynn Capps	New Owner	
(NAME)	(NAME)	068-00-0 037.00
4871 Old Hydes Ferry Pk.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ANDY PHILLIPS, EXECUTOR OF THE ESTATE OF WILMA R. PHILLIPS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNNY LEE CAPPS, SR. AND ROBIN LYNN CAPPS, HUSBAND AND WIFE,** 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, and described as surveyed by John M. Sullivan a Civil Engineer on August 22, 1959.

Said Land is in the new Metro Nashville Councilmatic District #1, known in 1959 as the 13th Civil District and formerly part of the 25th Civil District. Said Land begins in the center of Old Hyde's Ferry Pike at the Northwest corner of H. G. Phillips & wife Property of Record in Book 2014, Page 157, Thence with the center of said Pike South 69 degrees and 55 minutes West 89.7 feet; Thence South 3 degrees 22 minutes West; 568.4 feet; Thence with a fence South 80 degrees 45 minutes East 91.5 feet and thence North 2 degrees 30 minutes East with an old fence line 615 feet to the point of beginning, containing 1.18 acres more or less.

Being the same property conveyed to Fred K. Phillips and wife, Wilma R. Phillips by Warranty Deed from Charles M. Brown, Jr. and wife, Doris M. Brown, recorded on the 25th day of November, 1970 in Deed Book 4462, Page 742, in the Register's Office of Davidson County, Tennessee. Fred K. Phillips has since died on April 11, 1983, vesting title to Wilma R. Phillips as sole surviving tenant by the entirety. The said Wilma R. Phillips aka Wilma Ruth Phillips has since died. Andy Phillips is the Executor under the Will of Wilma R. Phillips probated of record in the 6th Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 15P837. Pursuant to the terms of the Will, Andy Phillips as Executor has power of sale without the joinder of any beneficiary.

This conveyance is subject to (a) 2015 real property taxes.

unimproved
This is improved x property, known as 4871 Old Hydes Ferry Pk., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 8th day of June, 2015.

THE ESTATE OF WILMA R. PHILLIPS

BY: Andy Phillips

ANDY PHILLIPS, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Andy Phillips with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of The Will of Wilma R. Phillips, and who further acknowledged that he is authorized by said Will to execute the within instrument as Executor.

Witness my hand and official seal at Nashville, Tennessee this 8 day of June, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public