WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard Isom Jr.	Howard Isom Jr.	136-03-0A-015-00-CO
(NAME)	(NAME)	
4000 Anderson Road, 15	4000 Anderson Road, 15	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150054026 DEEDWARR
Recvd: 07/06/15 11:14 2 pgs
Fees:13.00 Taxes:307.10
20150706-0064849

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ernest J. Phipps, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Howard Isom Jr., an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 2nd Civil District of Davidson County, Tennessee, a certain Condominium Apartment being Townhouse No. 15, in Building 3, in a Horizontal Property Regime on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plan Book 4460, Page 88, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ernest J. Phipps by Warranty Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countywide Home Loans Servicing LP for the Benefit of the J.P Morgan Mortgage Acquisition Trust 2006-CW1, dated 10/18/2012, recorded 10/29/2012 of record in Instrument No. 20121029-0098838, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4651, Page 412, amended of record in Book 4943, Page 692, Book 4979, Page 939 and Book 5189, Page 671, in the Register's Office for Davidson County, Tennessee.

Bylaws of record in Book 4651, Page 420, Book 5083, Page 417, Book 8115, Page 838, Book 9089, Page 765 and Instrument 20050817-0097909, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument 20011025-0116633, Instrument 20050621-0071262, Instrument 20060228-0022872 and Instrument 20060228-0022873, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations,

covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Charter of the Association of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4000 Anderson Road, 15, Nashville, TN 37217

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 26th day of June, 2015.

Ernest J. Phipps

State of Tennessee
County of Wilson

Personally appeared before me Ernest J. Phipps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122