Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans:T20150058832 DEEDWARR Recvd: 07/20/15 10:52 3 pgs Fees:18.00 Taxes:231.25 20150720-0070561	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$62,500.00.** Affiant Subscribed and sworn to before me, this the 16th day of July, 2015. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My commission expires: 01-03-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brad H. Dodge	**NEW OWNER**	**158-04-0A-114.00-CO**
762 Rodney Drive		
Nashville, TN 37205		

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,

Phipps Powell Joint Venture, a Tennessee general partnership, John S. Phipps, Jr., John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010, and John S. Phipps, Jr., Trustee of the William E. Powell, III Testamentary Trust U/T/D June 1, 2010,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brad H. Dodge, unmarried,

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 56, as shown on the map entitled Otter Wood, Section Three, of record in Plat Book, 6900, Pages 788 thru 790, Register's Office for Davidson County, Tennessee, to which plan reference for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM E. POWELL, JR., AND WIFE, TERRY B. POWELL, by deed from WYNONNA ELLEN JUDD, NOW KELLY, or record in Book 10930, Page 970, dated May 12, 1998, said Register's Office. Further being the same property conveyed to JOHN S. PHIPPS, JR., by deed from TERRY B. POWELL, A SINGLE WOMAN, of record in Instrument No. 20051201-0144639, dated November 4, 2005, said Register's Office. Further being part of the same property conveyed to PHIPPS POWELL JOINT VENTURE, by deed from JOHN S. PHIPPS, JR., AND WILLIAM E. POWELL, JR., of record in Instrument No. 20080111-0003633, dated January 7, 2008, said Register's Office. Further being the same property conveyed to JOHN S. PHIPPS, JR., JOHN S. PHIPPS, JR., TRUSTEE OF THE CHANNING JORDAN POWELL TESTAMENTARY TRUST U/T/D JUNE 1, 2010 AND JOHN S. PHIPPS, JR., TRUSTEE OF THE WILLIAM E. POWELL III, TESTAMENTARY TRUST U/T/D/ JUNE 1, 2010, by deed from PHIPPS POWELL JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP by JOHN S. PHIPPS, JR., GENERAL PARTNER, of record in Instrument No. 20110826-0066179, dated August 26, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **9 Wynstone, 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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 16th day of July, 2015.

John S. Phipps, Jr.

John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010

John S. Phipps, Jr., Trustee of the William E. Powell, III Testamentary Trust U/T/D June 1, 2010

Phipps Powell Joint Venture, a Tennessee General Partnership
By:
Its: AUTHORIZED PARTNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John S. Phipps, Jr.**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **July, 2015.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John S. Phipps, Jr. as Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged to be the Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **July, 2015.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John S. Phipps, Jr. as Trustee of the William E. Powell, III Testamentary Trust U/T/D June 1, 2010, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged to be the Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **July, 2015.**

~~Notary Public~~

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John S. Phipps Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Authorized Partner of Phipps Bend Partners the within named bargainor, a general partnership, and that she/he as such Authorized Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by the said John S. Phipps Jr as Authorized Partner

~~Witness my~~ hand, at office, this **16th** day of **July, 2015.**

~~Notary Public~~

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY