WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059810 DEEDWARR
Recvd: 07/22/15 12:44 2 pgs
Fees:13.00 Taxes:513.93
20150722-0071812

COUNTY OF DAVIDSON ★ SUSAN L HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Deborah A. Armijo	Supreme Lending	173 05 0A 155.00
(NAME)	(NAME)	
1827 Shaylin Loop	14801 Quorum Dr.	
(ADDRESS)	Suite 300 (ADDRESS)	
Antioch, TN 37013	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand Nine Hundred And No/100 Dollars ($138,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dylan Phillips and April Phillips, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Deborah A. Armijo**, 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:

Being all of Lot No. 155 (One Hundred Fifty-Five) on the Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938, further amended in Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kenneth D. Phillips, an unmarried man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 12, 2010 and recorded August 17, 2010 in Instrument No. 20100817-0064789, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1827 Shaylin Loop, Antioch, TN 37013

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, has 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.

Witness our hands this .

Dylan Phillips

April Phillips by Dylan Phillips attorney in fact

April Phillips by Dylan Phillips attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dylan Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of April Phillips, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of , for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2015.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-10-15

(SEAL)

File Number: GRN-152746