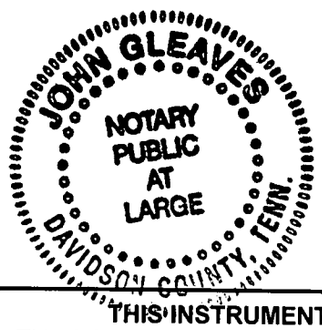
WARRANTY DEED



State of Tennessee
County of Williamson

$183,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$189,984.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Jorgan Phillips	New Owner	041010A06700
(NAME)	(NAME)	
5412 Daniel Ray Drive		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Demetrius Kelley and wife, and Carrie Kelley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter Jorgan Phillips,** 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, being Lot No. 64 on the Plan of Cobblestone Creek Phase Two, First Revision of record as Instrument #20060612-0069609, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Demetrius Kelley, unmarried, by deed of record in Instrument Number 20061103-0136927, Register's Office for Davidson County, Tennessee. Demetrius Kelley is now married to Carrie Kelley. The said Carrie Kelley hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on the Plan of Cobblestone Creek Phase Two, First Revision of record as Instrument #20060612-0069609, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee. Pipe Line Easement of record in Book 2493, Page 137, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20040304-0024829, Register's Office for Davidson County, Tennessee. By Laws of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee. Conveyance of Common Areas of record in Instrument No. 20041208-0146323, Register's Office for Davidson County, Tennessee. Rights of the public in and to the cemetery located on the subject property, with the right of ingress and egress thereto,

unimproved ☐

This is improved ☒ property, known as 5412 Daniel Ray Drive, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150060139 DEEDWARR
Recvd: 07/23/15 10:47 2 pgs
Fees:13.00 Taxes:677.10
20150723-0072261

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.

Witness my/our hands this 17th day of July, 2015.

Demetrius Kelley

Carrie Kelley

State of Tennessee
County of Williamson

Personally appeared before me Demetrius Kelley and Carrie Kelley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of July, 2015.

Notary Public Tahira Pyszka
My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

File No.: 9654

Return To: RUDY TITLE
AND ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212