WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069871 DEEDWARR
Recvd: 08/19/15 11:04 2 pgs
Fees:13.00 Taxes:666.00

20150819-0083516

O-LR-15-125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-8-16

(AFFIX SEAL)

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle A. Phillips	Same	
(NAME)	(NAME)	
125 Ivy Hill Lane		**033-03-0B-135.00-CO**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ASHLEY E. HARRISON, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHELLE A. PHILLIPS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 117 on the Plan of Final Plat Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley E. Harrison, a single person by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071217-0144563 Register's Office for Davidson County, Tennessee, dated December 14, 2007 and recorded on December 17, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070221-0021236 as corrected in Instrument No. 20070411-0043542, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040921-0113624 and Instrument No. 20070424-0048575 and Instrument No. 20080611-0060336, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Number 20041005-0119646, in the Register's Office for Davidson County, Tennessee.

- Quitclaim Deed for Open Space of record in Instrument Number 20070424-0048576, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20031001-0145056, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **125 Ivy Hill Lane , Goodlettsville, Tennessee 37072**.

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 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 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 the 7th DAY OF AUGUST, 2015.

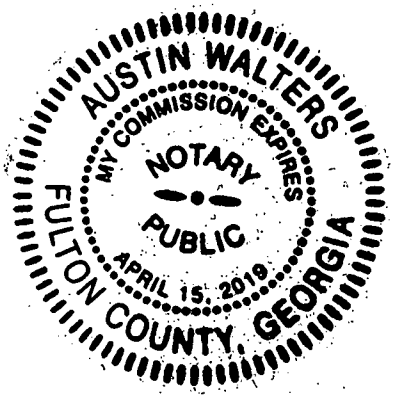
Ashley E. Harrison

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY E. HARRISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~24th of July, 2015.~~ 7th of August, 2015 aw

Notary Public
My Commission Expires: April 15, 2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212