(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Affiant Subscribed and sworn to before me, this 9th day of September, 2015 Notary Public MY COMMISSION EXPIRES: 1/9/2016 (AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Taylor Phillips	Legacy Home Loans LLC	
(NAME)	(NAME)	(MAP)
813 45th Ave. North	4025 Hillsboro Road #601	091-12-0-317.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Randall L. Phillips, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jessica Taylor Phillips, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 of Block 63 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, 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 Randall L. Phillips by Warranty deed from Gianikas Contractors, Inc., a corporation of record in Instrument No. 20141112-0104352 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 12, 2014. THE SUBJECT PROPERTY IS NOT, AND HAS NEVER BEEN, THE PRINCIPAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 813 45th Ave. North, Nashville, Tennessee 37209

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.

BILL GARRETT, Davidson County
Trans:T20150077872 DEEDWARR
Recvd: 09/14/15 11:27 2 pgs
Fees:13.00 Taxes:1258.00
20150914-0092938

Witness my/our hand(s) this 9th day of September, 2015.

Randall L. Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Randall L. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of September, 2015.

Notary Public

My Commission Expires: 1/9/2016

