PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

BILL GARRETT, Davidson County
Trans:T20150079052 DEEDWARR
Recvd: 09/17/15 10:47 2 pgs
Fees:13.00 Taxes:832.50
20150917-0094358

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2015.

Notary Public
My commission expires: 3/24/2019

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

02-1508-49605

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eric Phillips 2300 Peak Hill Cove Nashville TN 37211	NEW OWNER	172-12-0-B-065.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kara Beth Curry and husband, Bruce John Curry**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Phillips and Kristina Phillips, husband and wife**, hereinafter called the Grantees, their successors 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. 151, on the Plan of Bradford Hills, Section Five, of record in Book 7900, Page 6, as amended in Book 7900, Pages 287 and 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kara Beth Curry and husband, Bruce John Curry by deed from Amy C. Moore and husband, Martin Moore, dated May 29, 2009, recorded June 2, 2009, of record in Instrument No. 20090602-0050663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2300 Peak Hill Cove, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of September, 2015.

Kara Beth Curry

Bruce John Curry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kara Beth Curry and Bruce John Curry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of September, 2015.

Notary Public
State of Tennessee at Large

My Commission expires:

January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY