BILL GARRETT, Davidson County
Trans:T20150081855 DEEDWARR
Recvd: 09/25/15 13:38 2 pgs
Fees:13.00 Taxes:1317.20
20150925-0097723

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $356,000.00.

Affiant

M. KEVIN HEFFELMAN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Subscribed and sworn to before me, this 23rd day of September, 2015.

Notary Public
My commission expires: 9/26/2018

03-1509-38438

Address of New Owner:	Send Tax Bills to:	Tax Information:
Edwin F. Provost Kathryn A. Hofeldt 821 W. Hillwood Drive Nashville TN 37205	Wells Fargo Bank, N.A.	102-15-0-039.00

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, **John A. Phillips and wife, Julie F. Phillips**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edwin F. Provost and Kathryn A. Hofeldt. 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. 189, on the Plan of Horton Heights, Section B, of record in Book 2133, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Phillips and wife, Julie F. Phillips by deed from Beverly Keyes Hunter, Donna Keyes Clem and Glenn Frederick Keyes, devisees under the will of Donald F. Keyes, deceased, dated February 18, 2009, recorded February 24, 2009, of record in Instrument No. 20090224-0015921, 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 821 W. Hillwood Drive, Nashville, TN 37205.

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 23 day of September, 2015.

John A. Phillips

Julie F. Phillips

By John A. Phillips, Her Attorney-In-Fact attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John A. Phillips**, 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 Nashville, TN, this 23 day of September, 2015.

State of Tennessee at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John A. Phillips with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Julie F. Phillips and that he is authorized by Julie F. Phillips to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 23 day of Sept, 2015.

Notary Public at Large

My commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.