THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 699,500.00. Kristion Booth Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2015. Notary Public MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florent De Gantes and Caroline Evans De Gantes	SunTrust Mortgage, Inc.	
1001 Gilmore Avenue	901 Semmes Ave.	118-01-0-198.00
Nashville, TN 37204	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua J. Phillips and wife, Katharine E. Fussell, now known as Katharine E. Phillips,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Florent De Gantes and wife, Caroline Evans De Gantes,**

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. 76 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 Joshua J. Phillips and Katharine E. Fussell, both unmarried, tenants in common with rights of survivorship by Warranty deed from Philip S. Condron and wife, Martina M. Condron of record in Instrument No. 20080403-0033692 Register's Office for Davidson County, Tennessee, dated March 28, 2008 and recorded on April 03, 2008. Joshua J. Phillips and Katharine E. Fussell married and Katharine E. Fussell is now known as Katharine E. Phillips.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1001 Gilmore Avenue, Nashville, TN 37204.**

BILL GARRETT, Davidson County
Trans:T20150100641 DEEDWARR
Recvd: 11/25/15 15:08 2 pgs
Fees:13.00 Taxes:2588.15
20151125-0119935

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 our hands this the 20th day of November, 2015.

Joshua J. Phillips

Katharine E. Fussell n/k/a Katharine E. Phillips

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 **Joshua J. Phillips and Katharine E. Fussell,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. *n/k/a Katharine E. Phillips

Witness my hand and official seal this the 20th day of November, 2015.

My Commission expires: March 8, 2016

Notary Public

