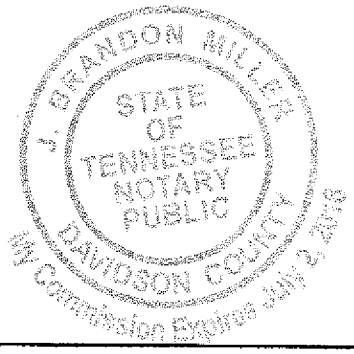
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Happy Homes. LLC	Happy Homes. LLC	136-03-OA-061.00
(NAME)	(NAME)	
141 McNiel Dr	141 McNiel Dr	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/03/15 15:54 3 pgs
Fees:18.00 Taxes:177.60
20151203-0122101

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 considerations, the receipt of which is hereby acknowledged, **Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Trust U/A/D MAY 20, 2011**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Happy Homes. LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 Townhouse No. 61, Building 11, on the Plan of Phase I, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 79 and Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ernest J. Phipps, as Trustee of the Ernest J. Phipps Revocable Living Trust U/A/D MAY 20, 2011 by Quit Claim Deed from Ernest Phipps, unmarried, dated January 27, 2012 and recorded March 7, 2012 of record in Instrument Number 20120307-0019785, Register's Office for Davidson County, Tennessee. Together with Affidavit of Scrivener's Error in Quit Claim Deed recorded in Instrument No. 20151026-0108832, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4460, Page 79 and record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee. Master Deed for Priest Lake Park Condominium Townhouses recorded in Book 4651, Page 412, Clarification of Master Deed recorded as Book 4943, Page 692, Amendment recorded as Book 4979, Page 939, Exhibit III to Master Deed recorded as Book 5083, Page 417, Exhibit IV to Master Deed recorded as Book 5189, Page 671, Register's Office for Davidson County, Tennessee, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. By-Laws recorded as Book 4651, Page 420, and Amended and Restated By-Laws recorded as Book 5083, Page 417, and Second Amendment recorded as Book 8115, Page 838, Register's Office for Davidson County, Tennessee. Amended and Restated Rules & Regulations recorded as Book 7679, Page 173, and Amendment recorded as Book 8115, Page 849, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4000 Anderson Road, 61, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 23rd day of November, 2015.

ERNEST J. PHIPPS, TRUSTEE OF THE ERNEST J. PHIPPS REVOCABLE LIVING TRUST

Ernest J. Phipps
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest J. Phipps with whom I am personally acquainted and who proved himself to be the Trustee of The Ernest J. Phipps Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

