RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29720

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160013748 DEEDWARR
Recvd: 02/19/16 09:40 2 pgs
Fees:13.00 Taxes:1313.50
20160219-0015785

ADDRESS NEW OWNER:
Christopher Phillips
5316 Barton Vale Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New Owner

MAP	**161-14**
GROUP	**C**
PARCEL	**012.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew James Thompson and wife, Loretta Thompson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Christopher Phillips and Amanda Phillips, husband and wife,** 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. 12 on the Plan of Barton Vale, as shown by plat and survey of record in Plat Book 7900, page 639, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew James Thompson and wife, Loretto Thompson by deed from Barton Development Corporation of record in Book 9404, page 775, Register's Office for Davidson County, Tennessee.

*Loretto Thompson AND Loretta Thompson are one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **5316 Barton Vale Court, Nashville, Tennessee 37211.**

of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **18th** day of **February, 2016.**

Andrew James Thompson

Loretta Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Andrew James Thompson and wife, Loretta Thompson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of February, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $355,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: ~~#16-9029/sidwell & barrett~~
10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY