SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Bent Creek Properties, LLC
P. O. Box 262
Oakland, TN 38060

Davidson County DEEDWARR
Recvd: 02/26/16 16:11 2 pgs
Fees:13.00 Taxes:270.10
20160226-0018635

MAP & PARCEL: 136030A04200CO

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

TRUE COPY CERTIFICATION

I, EILEEN SMITH, 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.

EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Notary's Signature

My Commission Expires _____ Notary Seal

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **ERNEST PHIPPS, an unmarried man,** has this day bargained and sold and do hereby transfer and convey unto, **BENT CREEK PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: A certain condominium apartment in Davidson County, Tennessee, being Town House No. 42, Building No. 6 on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, a horizontal property regime, of record in Plat Book 4460, Page 88, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ernest Phipps, by Special Warranty Deed dated August 14, 2013, from Fannie Mae a/k/a Federal National Mortgage Association filed for record in Instrument No. 20130819-0086591, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 4000 Anderson Road, #42, Nashville, TN 37217

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein and the

grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 26th day of February, 2016.

Ernest Phipps

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Ernest Phipps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 26th day of February, 2016.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $73,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronnie D. Watkins
AFFIANT

Sworn to and subscribed before me, this the 26th day of February, 2016.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 7/23/18