BILL GARRETT, Davidson County
Trans:T20160019370 DEEDWARR
Recvd: 03/09/16 13:17 2 pgs
Fees:13.00 Taxes:462.25
20160309-0022630

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1318
FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,932.00.**

Joshua W Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2016.

Marka L Nettle
Notary Public

MY COMMISSION EXPIRES: 12/18/17

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Joshua W. Phillips **1100 Ransom Way** **Nashville, TN 37217**	**First Mortgage Company, L.L.C. d/b/a Cunningham & Company** **103 Continental Place, Suite 120** **Brentwood, TN 37027**	**135100EO4900CO**

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, **R. J. YORK HOMES, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA W. PHILLIPS, Unmarried**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit 49, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No.: 20130711-0072001 and amended in Instrument No.: 20130719-0074970, and further amended in Instrument No.: 20140703-0058673, and further amended in Instrument No.: 20150619-0058800 of record in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to R. J. York Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20160309-0022629, Register's Office for Davidson County, Tennessee and being a portion of the property conveyed to Regent Land, LLC, a Tennessee limited liability company, by deed from LPP Mortgage, Ltd., a Texas limited partnership, of record in Instrument No. 20121227-00119252, Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Ransom Way, Nashville, Tennessee 37217

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 aid 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 its hand this 19th day of February, 2016.

R. J. YORK HOMES, LLC, a Tennessee limited liability company

By: _____
ROBIN YORK, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of R. J. YORK HOMES, LLC, a Tennessee limited liability company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROBIN YORK, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, on this 19th day of February, 2016.

_____
Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY