RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020489 DEEDWARR
Recvd: 03/14/16 10:13 2 pgs
Fees:13.00 Taxes:1472.60
20160314-0023836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Phinney and wife, Lyndean Phinney 6201 Palomar Court Nashville, TN 37211	~~Same address as new owner~~ Finworth Mortgage 2106 Crestmoor Rd Nashville TN 37215	172 10 OB 078.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Eight Thousand and 00/100 Dollars ($398,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BARRY KATHRYN TILLMAN, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GARY PHINNEY AND WIFE, LYNDEAN PHINNEY**, A HUSBAND AND WIFE hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 78 on the plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1, as of record at Instrument #20010209-0012852, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Barry Kathryn Tillman, an unmarried woman, by deed dated December 28, 2006, from Nancy K. Garrett-Hagan and husband, J. Wayne Hagan, of record at Instrument #20070102-0000206, said Register's Office.

The address of the herein described property is believed to be 6201 Palomar Court, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of March, 2016.

BARRY KATHRYN TILLMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Barry Kathryn Tillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of March, 2016.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

