BILL GARRETT, Davidson County
Trans:T20160027360 DEEDWARR
Recvd: 04/05/16 09:27 2 pgs
Fees:13.00 Taxes:591.63
20160405-0032243

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16130

Send Tax Bills To:
The Mortgage Firm
921 Douglas Ave Ste 200
Altamonte Springs, FL 32714

New Owner is:
Melvin Boyd
704 Comanche Court
Madison, TN 37115

MAP: 053-14-0A-012.00 CO

PARCEL: 012.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Fannie Dobson-Phillips, Administrator of The Estate of Jamese W. Phillips, Jr.,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Melvin O. Boyd Jr., a single man,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **704 Comanche Court, Madison, TN 37115**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of "The Woods of Neeley's Bend, Phase I - First Revision", a planned unit development, as of record in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to James W. Phillips, Jr. by Warranty Deed from Eric Sox, married, dated 6/28/12 and recorded 7/5/12 in Instrument Number 20120705-0059103, Register's Office for Davidson County, Tennessee. The said James W. Phillips, Jr., having since died on July 29, 2015, and Fannie Dobson-Phillips having been authorized to serve as Administrator, pursuant to Order Granting Letters of Administration, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-1424.

FDP
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 2016.

GRANTOR(S):

Fannie Dobson-Phillips, Administrator of
The Estate of Jamese W. Phillips Jr.

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Fannie Dobson-Phillips,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of March, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$159,900.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of March, 2016.

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

NOTARY PUBLIC
My commission expires: 11/20/18