BILL GARRETT, Davidson County
Trans:T20160044863 DEEDWARR
Recvd: 05/27/16 09:07 2 pgs
Fees:13.00 Taxes:943.50

20160527-0053467

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of May, 2016.

Notary Public
My commission expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-1604-76395

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Paula Phillips	new owner	135-00-0-055.00
244 Franklin Limestone Rd.		
Nashville TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Timothy Whitmore, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Paula Phillips, unmarried, and Thomas Bowler, unmarried, Tenants in Common with Rights of Survivorship**, hereinafter called the Grantees, their successors 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. 1, on the Plan of Whitmore, of record in Book 7900, Page 375, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Timothy Whitmore by deed from William S. Whitmore and Virginia L. Whitmore, dated April 6, 1996, recorded April 22, 1996, of record in Book 10022, Page 174, Register's Office for Davidson County, Tennessee. See quitclaim deed of record in Instrument No. 20160519-0050426, Register's Office for Davidson County, Tennessee.

Jamie M. Whitmore, spouse of Richard Timothy Whitmore, hereby joins in the conveyance to convey any and all right, title, claim or interest she may have in and to said property, marital or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 244 Franklin Limestone Rd., Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23 day of May, 2016.

Richard Timothy Whitmore

Jamie M. Whitmore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard Timothy Whitmore and Jamie M. Whitmore** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23 day of May, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY