WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072202 DEEDWARR
Recvd: 08/18/16 15:14 2 pgs
Fees:13.00 Taxes:1054.50
20160818-0086554

G-FSBO-16-5014-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul B. Curran, Jr. and Christopher M. Francescon	Chris Francescon	
(NAME)	(NAME)	
5014 Churchill Drive	8140 Cloverland Dr.	**147-9-15.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN. 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DONALD MARK PHILLIPS AND GREGORY ALAN PHILLIPS AND VIRGINIA ANN COLE, ALL HEIRS AT LAW OF VIRGINIA PHILLIPS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL B. CURRAN, JR., MARRIED AND CHRISTOPHER M. FRANCESCON, MARRIED AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of Crievewood, of record in Plat Book 2331, Page 99, Register's Office for said County.

Said Lot No. 52 fronts 100 feet on the easterly side of Churchill Drive and extends back 204 feet on the northerly line and 120 feet on the southerly line to a dead line, measuring 100.2 feet thereon.

Being the same property conveyed to Donald D. Phillips and wife, Virginia C. Phillips, by Warranty Deed from Harry Zeitlin and Dan Zeitlan, recorded July 8, 1957 in Book 2652, Page 525 and being the same property conveyed to Virginia C. Phillips by Trustee's Deed from Charles K. Cosner, as Trustee in Bankruptcy of the Estate of Donald D. Phillips, BK72-76, recorded November 14, 1973 in Book 4764, Page 508, Register's Office for Davidson County, Tennessee. The said Virginia C. Phillips having since died on February 6, 2014. Property was Bequeathed to Donald Mark Phillips, Gregory Alan Phillips and Virginia Ann Cole as per the Last Will and Tesatment of Virginia Phillips of record in the Probate Court for Davidson County, Tennessee as Docket No. 16UP16. Affidavits of Heirship recorded in Instrument Nos. 20160718-0073801, 20160718-0073802, 20160718-0073803 and 20150718-0073804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee.
- Subject to 2016 County Taxes and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5014 Churchill Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF AUGUST, 2016.

Donald Mark Phillips

Gregory Alan Phillips

Virginia Ann Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD MARK PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY ALAN PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA ANN COLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212