RETURN TO

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

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088801**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00 Affiant Subscribed and sworn to before me, this 29th day of August, 2016. Notary Public My Commission Expires: 8-20-2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Frank Phillips and Anna Phillips 100 Hillwood Drive West Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-14-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis J. Thorne and Heather N. Thorne, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frank P. Phillips, III and Anna K. Reed, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Hillwood Terrace, of record in Plat Book 2663, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CURTIS J. THORNE and wife, HEATHER N. THORNE, by deed from DOUGLAS H. BROWN and wife, SUSAN F. BROWN, of record in Book 11144, page 988 , dated September 22, 1998 , said Register's Office.

CURTIS J. THORNE and wife, HEATHER N. THORNE conveyed their interest in subject property to CURTIS J. THORNE and wife, HEATHER N. THORNE, as equal tenants in common, by quitclaim deed of record in Instrument No. 20000113-0004850, dated December 10, 1999, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 103-14-0-006.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2663, page 50, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2750, page 521, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160075822 DEEDWARR
Recvd: 08/30/16 14:18 2 pgs
Fees:13.00 Taxes:2497.50
20160830-0090930

This is improved property located at 100 Hillwood Drive West Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2016.

Curtis J. Thorne

Heather N. Thorne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Curtis J. Thorne and Heather N. Thorne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016.

Notary Public

My Commission Expires: 9.10.2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018