# WARRANTY DEED

RMM16-0733

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

MEREDITH M. KELLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lindsay Whalen | LANDMARK COMMUNITY BANK (NAME) | |
| 733 Harpeth Trace Drive (ADDRESS) | 1015 W. POPLAR AVENUE (ADDRESS) | |
| Nashville, TN 37221-3125 (CITY) (STATE) (ZIP) | COLLIERVILLE, TN 38017 (CITY) (STATE) (ZIP) | 143020C02200CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RYAN D. PHILLIPS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDSAY WHALEN, UNMARRIED, hereinafter called the Grantee(s), their heirs 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 Unit No. 22-C on the Plan of Harpeth Knoll Planned Unit Development, of record in Plat Book 5200, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan D. Phillips, unmarried by Warranty Deed from Glenda R. Parkinson, unmarried, of record in Instrument No. 20130319-0026939, Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 19, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 764, Book 6280, Page 478, as amended in Instrument No. 20070405-0041277, Book 6280, Page 486, Book 6272, Page 636, Book 8176, Page 699, Book 6353, Page 228, Book 6380, Page 201, Book 7121, Pages 235 and 291, Book 7465, Page 719; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 733 Harpeth Trace Drive , Nashville, Tennessee 37221-3125
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 30th day of September, 2016.

Ryan D. Phillips

BILL GARRETT, Davidson County
Trans:T20160087402 DEEDWARR
Recvd: 10/04/16 15:51 2 pgs
Fees:13.00 Taxes:928.70
20161004-0104881

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of September, 2016, before me personally appeared Ryan D. Phillips, an unmarried person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 8th day of September, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)




**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959