BILL GARRETT, Davidson County
Trans:T20160088123 DEEDWARR
Recvd: 10/06/16 11:36 3 pgs
Fees:18.00 Taxes:240.50
20161006-0105785

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2016.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Torque Development Group, LLC PO Box 2071 Brentwood, TN 37024	New Owner	071-09-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James W. Phillips, a widower**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Torque Development Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the East 1/2 of Lot No. 172 and all of Lots 173 and 174 on the Map of Brooklyn Heights, as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description.

Said part of Lot 172 and all of Lots 173 and 174, adjoin and front together 100 feet on the north side of Cross Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to James W. Phillips and Bessie Phillips by Special Warranty Deed from Wilmington Trust Company solely as Owner Trustee of Mid-State Trust II, dated May 25, 1990, recorded June 19, 1990, of record in Book 8133, page 813, Register's Office for Davidson County, Tennessee. James W. Phillips and Bessie Phillips remained married, without intervening divorce or legal seperation from the time of acquisition of the property until the death of Bessie Phillips on March 3, 2015; therefore, the property vested to James W. Phillips by operation of law as sole surviving tenant in the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: 1803 Cross Street, Nashville, TN 37207

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of James W. Phillips, by Ann Cranford pursuant to the Power of Attorney executed by James W. Phillips on September 24th, 2016, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of October, 2016.

James W. Phillips by Ann Cranford his attorney in fact

James W. Phillips, by Ann Cranford,
his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Ann Cranford pursuant to the Power of Attorney executed by James W. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of James W. Phillips, as Attorney in Fact, as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of October, 2016.

I. M. Corriveau

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
TO Warranty Deed
From: James W. Phillips
To: Torque Development Group, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Ann Crawford
Affiant

WITNESS my hand and seal at office this 3rd day of October, 2016.

L.M. Lm
Notary Public
My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017