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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160113568 DEEDWARR
Recvd: 12/27/16 12:17 3 pgs
Fees:18.00 Taxes:2275.13
20161227-0135520

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $614,900.00.

Deedra S. Walker
Affiant

Subscribed and sworn to before me this 12th day of December, 2016.

Notary Public
My Commission Expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

16-0713

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Marshal Phillips	Wells Fargo Bank, N.A.	
2274 Clay Lick Road	2701 Wells Fargo Way	023-00-0-164.00
Whites Creek, TN 37189	Minneapolis, MN 55467	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John G. Elliott and wife, Carol P. Elliott,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Benjamin Marshal Phillips and wife, Kari Lynn Phillips,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin {old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land which belongs to Charles M. Knight, having a deed reference in Deed Book 8027, page 829, Register's Office for Davidson County, Tennessee, the northwest comer of this tract, and continuing with the boundary of said tract of land which belongs to Charles M. Knight, as follows: N 26 degrees 15' 33" E, 458.89 feet to an iron pin {old) thence N 17 degrees 30' 56" E, 69.58 feet to an iron pin (old); thence, N 13 degrees 03' 29" W 122.29 feet to a 6" tree at a fence corner, a corner of said tract of land which belongs to Charles M. Knight, and a corner of a tract of land which belongs to D. B. Luster, having a deed reference in Deed Book 1717, page 594, Register's Office for Davidson County, Tennessee; thence N 01 degrees 05' 06" E 44.77 feet to an iron pin (old);in the southerly boundary of a tract of land which belongs to D. B. Luster, the southwest comer of a tract of land which belongs to David R. Settles, having a deed reference in Deed Book 7983, page 570, Register's Office for Davidson County, Tennessee; thence N 43 degrees 20' 12" E 565.19 feet to an iron pin (new); in the southerly boundary of said tract of land which belongs to David R. Settles; thence with a new line as follows: S 46 degrees 39' 48" E 153.85 feet to an iron pin (new); thence S 10 degrees 07' 43" E 380.59 feet to an iron pin (new); thence S 24 degrees 16' 00" E 552.69 feet to an iron pin (new); thence S 39 degrees 02' 06" W 50.00 feet to an iron pin (new); thence N 50 degrees 57' 50" W 400.00 feet to an iron pin (new); thence N 71 degrees 41' 55" W 141.23 feet to an iron pin (new); thence, S 60 degrees 00' 00" W 234.79 feet to an iron pin (new); thence S 44 degrees 47' 15" w, 355.02 feet to an iron pin (new), in the easterly margin of Clay Lick Road; thence N 54 degrees 51' 29" W 75.00 feet to the point of

beginning, containing 10.02 acres, as surveyed by Steven E. Artz, Tennessee, License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, May 21, 2011.

INCLUDED in this CONVEYANCE is an Ingress, Egress and Utility Easement which serves the above described tract of land, being more particularly described as follows:
BEGINNING at a point, said point being located from an iron pin (old) in the easterly margin of Clay Lick road, the southwest corner of a tract of land which belongs to Charles N. Knight, having a deed reference in Deed Book 8027, page 829, Register's Office for Davidson County, Tennessee; S 54 degrees 51' 29" E 75.00 feet; thence N 44 degrees 47' 15" E
187.46 feet, to the POINT OF BEGINNING, the most northerly corner of this easement, and continuing with a new line as follows: N 44 degrees 47' 15" E 23.44 feet; thence S 76 degrees 37' 55" E 10.99 feet; thence N 89 degrees 07' 23" E 57.05 feet; thence S 85 degrees 57' 38" E, 56.04 feet; thence S 80 degrees 26' 53" E 29.96 feet; thence N 89 degrees 29' IO" E
180.28 feet; thence N 48 degrees 10' 45" W 123.42 feet; thence N 51 degrees 24' 17" W 102.09 feet; thence N 60 degrees O' 00" E 21.46 feet; thence S 51 degrees 23' 56" E 95.38 feet; thence S 48 degrees 10' 45" E 91.30 feet; thence S 76 degrees 44' 34" E 89.40 feet; thence S 08 degrees 37' 34" W 66.66 feet, thence N 54 degrees 37' 09" W 36.96 feet; thence N 75 degrees 38' 55" W 35.09 feet; thence S 89 degrees 29' IO" W 184.14 feet; thence N 80 degrees 26' 53" W 30.76 feet; thence N 85 degrees 57' 38" W 54.22 feet; thence S 89 degrees 07' 23" W 58.69 feet; thence N 76 degrees 37' 55" W 25.70 feet to the point of beginning, containing 0.35 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, TN 37172, May 21, 2001.

Also INCLUDED in this CONVEYANCE and this CONVEYANCE is further MADE SUBJECT TO that certain 20-foot Ingress, Egress, and Utility Easement and Mutual Maintenance Agreement between the owners of the above 10.02 acre tract, being Tract 3 on the herein referenced survey and the owners of Tract 2 on said survey and being more particularly described in Deed of record in Instrument N: 20040102-0000823, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to John G. Elliott and wife, Carol P. Elliott by Warranty Deed from The Heirs at law of Mitchell W. Douglas, deceased, being Stacy Lynn Troup and Joshua Brian Douglas, being the sole heirs at law, dated April 17, 2012, of record in Instrument No. 20120419-0033643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2274 Clay Lick Road, Whites Creek, TN 37189.**

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. 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 our hands this 12th day of December, 2016.

John G. Elliott

Carol P. Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John G. Elliott and Carol P. Elliott**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of December, 2016.



Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19