(1)

BILL GARRETT, Davidson County
Trans:T20170045106 DEEDWARR
Recvd: 05/26/17 13:39 2 pgs
Fees:13.00 Taxes:2090.50
20170526-0052789

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Ann M. Vanhook
Affiant

Subscribed and sworn to before me, this 25th day of May, 2017.

Notary Public
My commission expires: My Commission Expires March 3, 2019

06-1704-76695

Address of New Owner:	Send Tax Bills to:	Tax Information:
Natalie North, Phillip North, and Dale North 932 Battlefield Drive Nashville TN 37204	Pinnacle Bank 150 3rd Ave. S, Ste. 900 Nashville, TN 37201	118-05-0-155.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James J. Philippi and Julie R. Philippi, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Natalie North, Phillip North and Dale North, as tenants in common with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a 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. 5, Block "A", on the Map of Battlefield Estates, Section 2, of record in Plat Book 843, Page 108, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

INCLUDED herein but EXCLUDED herefrom is a tract of land conveyed to the State of Tennessee, of record in Book 4777, Page 222, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James J. Philippi and Julie R. Philippi, husband and wife by deed from M. Kathleen Figaro and husband, Alan Rice, dated July 19, 2013, recorded July 22, 2013, of record in Instrument No. 20130722-0075268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 932 Battlefield Drive, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25 day of May, 2017.

James J. Philippi

Julie R. Philippi

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James J. Philippi and Julie R. Philippi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25 day of May, 2017.

Notary Public
State of Tennessee at Large

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My Commission expires: