(2)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20170056072 DEEDWARR
Recvd: 06/30/17 10:14 2 pgs
Fees:13.00 Taxes:4810.00
20170630-0065960

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Ann M. Vanderhoof
Affiant

Subscribed and sworn to before me, this 29th day of June, 2017.

Hillary Torrence
Notary Public

My commission expires: 12-05-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dennis W. Clark	Bancorp South Bank	132-01-0-102.00
4044 General Bate Drive	PO BOX 3790	
Nashville, TN 37204	Tupelo, MS 38803	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Walter Joseph Phillips, IV, married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dennis W. Clark, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Lot No. 96 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, 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 Walter Joseph Phillips, IV by Warranty deed from Fry Classic Construction, LLC of record in Instrument No. 20140909-0082640 Register's Office for Davidson County, Tennessee.

Laurissa Phillips, spouse of Walter Joseph Phillips, IV, joins in this conveyance to convey any and all marital interest she may have in subject property.

This is improved property known as **4044 General Bate Drive, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of June, 2017.

Walter Joseph Phillips IV by Laurissa Phillips Attorney In Fact

Walter Joseph Phillips, IV, by Laurissa Phillips, Attorney in Fact

Laurissa Phillips

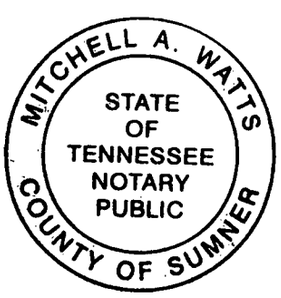
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Laurissa Phillips with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon her oath acknowledged to be the Attorney-in-Fact for Walter Joseph Phillips, IV, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Walter Joseph Phillips, IV, the within named bargainor, by the said Laurissa Phillips, as such Attorney-in-Fact.

Witness my hand and official seal this 29th day of June, 2017.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17



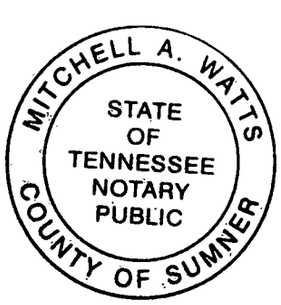
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the said County and State, the within named, Laurissa Phillips, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 29th day of June, 2017.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17



SolomonParks File No. 317213