BILL GARRETT, Davidson County
Trans: T20170064031 DEEDWARR
Recvd: 07/26/17 10:48 2 pgs
Fees: 13.00 Taxes: 628.63
20170726-0075544

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of July, 2017.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John M. Phillips and Jennifer L. Phillips	Mortgage Investors Group	075-13-0-011.00
(NAME)	(NAME)	
232 Jacksonian Drive	8302 East Walker Springs Lane, Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	

Warranty Deed

For and in Consideration of the sum of $169,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David Signs and Elizabeth Kirschner, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John M. Phillips and Jennifer L. Phillips, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 169, as shown on the map entitled HERMITAGE HILLS, SECTION TWO (REVISED), of record in Plat Book 2900, Page 94, revised in Plat Book 2900, Page 112, (erroneously referred to as Plat Book 2900, Pages 48 and 49 , in previous deeds) , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID SIGNS, MARRIED, by deed from MICHAEL S. BLIGH, TRUSTEE OF THE MEADOR REVOCABLE LIVING TRUST, of record in Instrument No. 20110510-0035751, dated May 6, 2011, said Register's Office.

This property is __unimproved _X_improved property known as: 232 Jacksonian Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of July, 2017.

David Signs

Elizabeth Kirschner by David Signs Her Attorney-in-fact

Elizabeth Kirschner by David Signs
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Signs, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of July, 2017.

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 3-27-18

STATE OF TENNESSEE
COUNTY OF WILSON

On this 25th day of July, 2017, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, David Signs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Kirschner, as evidenced by Power of Attorney of record in Instrument No. 20170726-0075543, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Elizabeth Kirschner.

Witness my hand and official seal, this the 25th day of July, 2017.

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 3-27-18

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122