THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170612389** BILL GARRETT, Davidson County Trans:T20170073100 DEEDWARR Recvd: 08/23/17 10:26 2 pgs Fees:13.00 Taxes:2238.50 20170823-0086509	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Patricia Green Affiant Subscribed and sworn to before me, this 18th day of August, 2017. D. SHAYNE A. AIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 6/28/2020

WARRANTY DEED

Address New Owner: Ross Philpot and Ginger Philpot 3613 RAINBOW PLACE Nashville TN 37204-3820	Send Tax Bills To: Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	Tax Information: Tax Parcel ID No. 118-14-076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Rowell Corey, Jr. and wife, Nicole Lynn Corey** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ross E. Philpot and Ginger E. Philpot, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a portion of Lot Nos. 28 & 29, on the Plan of Marengo Park, Section "C", of record in Plat Book 1130, Page 21, as amended in Book 6947, Page 936 and Book 6950, Page 791, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Nicole Lynn Franklin and husband, Donald Rowell Corey, Jr. to Donald Rowell Corey, Jr. and wife, Nicole Lynn Corey as recorded on the 30th day of November, 2011 in Instrument No. 20111130-0092935 and Warranty Deed from Matthew Curley and spouse, Shawn M. Curley to Nicole Lynn Franklin and husband Donald Rowell Corey, Jr. as recorded on the 21st day of September, 2009 in Instrument No. 20090921-0087811, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1130, Page(s) 21, Plat Book 6947, Page 936 and Plat Book 6950, Page 791.

Easement for the flow of the waters of the Browns Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Browns Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Browns Creek.

This is improved property located at 3613 RAINBOW PLACE Nashville, TN 37204-3820.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of August, 2017.

Donald Rowell Corey Jr.

Nicole Lynn Corey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Rowell Corey Jr. and Nicole Lynn Corey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018