This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 26428 **DEEDWARR**
11/16/2017 12:28:37 PM 2 pgs
Fees: $13.00 Taxes: $867.40

20171116-0117862

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $234,432.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2017.

Notary Public
My commission expires: 3/20/18

TIFFANY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sylvia A. Jones 200 Fitzpatrick Place Nashville, TN 37214	Sylvia A. Jones 200 Fitzpatrick Place Nashville, TN 37214	108-04-0A-067.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON S. PHILLIPS AND HOLLIE K. PHILLIPS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SYLVIA A. JONES AND JOSHUA H. JONES, WIFE AND HUSBAND hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of First Revision, Villages of Larchwood Phase II, Section II of record in Plat Book 9700, Page 627, 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 Aaron S. Phillips and Hollie K. Phillips, husband and wife by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF8, Asset Backed Certificates, Series 2006-FF8 of record in Instrument No. 20090619-0057354 Register's Office for Davidson County, Tennessee, dated June 10, 2009 and recorded on June 19, 2009.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 200 Fitzpatrick Place, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

ASP HP

9958

Witness my hand this the 14th day of November, 2017.

Aaron S. Phillips

Hollie K. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron S. Phillips and Hollie K. Phillips, 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 and official seal this 14th day of November, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY