Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
BILLIEJEAN PHINISEE
6629 BROKEN BOW DR
ANTIOCH, TN 37013-4526

Send Tax Bills To:
BILLIEJEAN PHINISEE
6629 BROKEN BOW DR
ANTIOCH, TN 37013-4526

Bill Garrett Davidson County
Batch# 33153 DEEDWARR
12/05/2017 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171205-0123722

WARRANTY DEED

PARCEL NUMBER: 181 03 0A 027.00

THIS INDENTURE, made this 25 day of November 2017, by and between, MELVIN M. PHINISEE, JR. AND BILLIEJEAN PHINISEE, who acquired title as MELVIN M. PHINISEE, JR., AND BILLIE JEAN PHINISEE, HUSBAND AND WIFE, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and MELVIN M. PHINISEE, JR. AND BILLIEJEAN PHINISEE, HUSBAND AND WIFE, *s party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):
*6629 BROKEN BOW DR. ANTIOCH TN 37013
WITNESSETH: For and in consideration of _____ Dollars ($ 0.00 _____), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 27, ON THE SUBDIVISION PLAT, SECTION ONE, INDIAN CREEK ESTATES, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGES 556 & 557, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT. SUBJECT TO ALL MATTERS AS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 9700, PAGES 556 & 557; SUBJECT TO ALL MATTERS AS SET FORTH ON THE BOUNDARY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 391; SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 10752, PAGE 553, AND AMENDMENT IN INSTRUMENT NO. 20000727-0074152; SUBJECT TO EASEMENT AS SHOWN OF RECORD IN BOOK 6549, PAGE 403; SUBJECT TO STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 10729, PAGE 380; SUBJECT TO CHARTER OF THE INDIAN CREEK HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 11031, PAGE 79, SUBJECT TO CONVEYANCE OF COMMON AREAS/SPACES TO HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 11033, PAGE 519; SUBJECT TO ANY APPLICABLE HOMEOWNER'S ASSOCIATION DUES AND SUBJECT TO BY-LAWS OF RECORD IN BOOK 11033, PAGE 509 AND AMENDMENT IN INSTRUMENT NO. 20000727-0074153, ALL OF RECORD IN THE REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PARCEL: 181-03-0A-027-00 BEING THE SAME PROPERTY CONVEYED TO MELVIN M. PHINISEE, JR., AND BILLIE JEAN PHINISEE, HUSBAND AND WIFE BY DEED FROM JAMES DUNCAN GIBSON AND WIFE, TRACY S. GIBSON RECORDED 07/03/2012 IN DEED INSTRUMENT NO. 20120703-0058436, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Billiejean Phinisee
BILLIEJEAN PHINISEE

Ella K. Butler
Witness 2

Melvin Manatee Phinisee Jr
MELVIN M. PHINISEE JR

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Billie jean Phinisee + melvin m Phinisee Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25 day of November, 2017.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $_0.00_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant _____

Sworn to and subscribed before me
this 25 day of November, 20 17.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01576567

A CERTAIN TRACT OR PARCEL OF **LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 27, ON THE SUBDIVISION PLAT, SECTION ONE, INDIAN CREEK ESTATES, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGES 556 & 557, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

SUBJECT TO ALL MATTERS AS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 9700, PAGES 556 & 557; SUBJECT TO ALL MATTERS AS SET FORTH ON THE BOUNDARY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 391; SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 10752, PAGE 553, AND AMENDMENT IN INSTRUMENT NO. 20000727-0074152; SUBJECT TO EASEMENT AS SHOWN OF RECORD IN BOOK 6549, PAGE 403; SUBJECT TO STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 10729, PAGE 380; SUBJECT TO CHARTER OF THE INDIAN CREEK HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 11031, PAGE 79, SUBJECT TO CONVEYANCE OF COMMON AREAS/SPACES TO HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 11033, PAGE 519; SUBJECT TO ANY APPLICABLE HOMEOWNER'S ASSOCIATION DUES AND SUBJECT TO BY-LAWS OF RECORD IN BOOK 11033, PAGE 509 AND AMENDMENT IN INSTRUMENT NO. 20000727-0074153, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL: 181-03-0A-027-00

BEING THE SAME PROPERTY CONVEYED TO MELVIN M. PHINISEE, JR., AND BILLIE JEAN PHINISEE, HUSBAND AND WIFE BY DEED FROM JAMES DUNCAN GIBSON AND WIFE, TRACY S. GIBSON RECORDED 07/03/2012 IN DEED INSTRUMENT NO. 20120703-0058436, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Bianca Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bianca Williams
Signature

State of Texas

County of Collin

KATHERINE WITT

Personally appeared before me, [Name of Notary], a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*BIANCA WILLIAMS

Notary's Signature

My Commission Expires: 5/21/19

Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019