WARRANTY DEED

Bill Garrett Davidson County
Batch# 52547 DEEDWARR
01/29/2018 10:15:35 AM 2 pgs
Fees: $13.00 Taxes: $455.10

20180129-0008849

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Trust U/A/D May, 20, 2011	Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Trust U/A/D May, 20, 2011	
(NAME)	(NAME)	
PO BOX 812	PO BOX 812	09700-0-064.00
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	HERMITAGE, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tina Kaylor, Executrix of the Estate of Mary E. Helton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable Living Trust U/A/D May, 20, 2011**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Two Tracts of Land in the 4th Civil District of Davidson County, Tennessee, as follows:

Tract I: Being part of Tract 3 of the C.E. Gleaves Farm, of record in Book 421, Page 41, Register's Office for said County, described as follows:

Beginning in the center line of Mill Road, The Northwesterly Corner of Tract 2, That was conveyed to W.M. Heughan and wife, by Deed from G.C. Thompson and wife, of record in Book 1334, Page 430, R.O.D.C., Tennessee; thence with the Center line of said Road Southerly 156 feet to the point; thence Easterly 295 feet, more or less, to a point; thence Northerly 156 feet to a point; thence Westerly 309 feet, more or less, to the point of beginning.

Tract II: being part of Lot No. 3 on the map showing the lands of C.E. Gleaves, deceased as divided by commissioners among his heirs, as of record in Book 421, Page 41, Register's Office for said County, more particularly described as follows:

Beginning in the Center of Old Mill Road, the Northwest Corner of Tract No. 2 conveyed to W.M. Heughan and wife, by deed from G.C. Thompson and wife, of Record in Book 1334, Page 430, R.O.D.C., Tennessee; thence with the center of said road Southwesterly 85 feet; thence Eastwardly 309 feet, more or less, to a stake and line fence; thence Northwardly 85 feet to the Northeast corner of the above mentioned Tract 2; thence Westwardly 309 feet, more or less, to the beginning.

The said Mary L. Helton died testate on July 17, 2016, devising subject property to Tina Kaylor executrix of the Estate of Mary E. Helton , as evidenced in File No. 17P-579, Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 421, Page 41, in the Register's Office for Davidson County, Tennessee. 10. Easement contained in Warranty Deed of record in Book 2799, Page 256, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4041 Mills Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my hand this 25th day of February, 2018.

Tina Kaylor
Executrix of the Estate of Mary E. Helton

STATE OF ALABAMA
COUNTY OF Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tina Kaylor with whom I am personally acquainted and who proved herself to be the Executrix of the Estate of Mary E. Helton, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 9-15-21

Kimberly J. Whitehurst Notary
My comm exp: 9-15-21
Public Alabama State at Large

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-41755
SMG TN Warranty Deed