Bill Garrett Davidson County
Batch# 53692 DEEDWARR
02/01/2018 10:03:23 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180201-0010188

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
John R. Sherrod 510 S Main Street Springfield, TN 37172	NEW OWNER	094-01-0-049.00

For good and valuable consideration received, **Henry Redding, Administrator of the Estate of Hallie Gay Phillips,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 17P1864** unto the Grantee, **John R. Sherrod**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Hallie Gay Phillips**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Payne, Blakemore & Cummings Addition to East Nashville of record in Plat Book 57, Page 70, 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 Hallie G. Phillips by Warranty Deed from James M. Phillips, unmarried of record in Book 7147, page 712, Register's Office for Davidson County, Tennessee, dated February 6, 1987 and recorded on February 26, 1987.

The said Hallie G. Phillips has since died (October 14, 2017). Under the Letters of Administration of Hallie Gay Phillips (filed with the Circuit Court for Davidson County, Tennessee, Probate Division under Docket number 17P1864), the Henry Redding was named to serve as Administrator and instructed to administer and sell the described real property.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD as Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 57, Page 70, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is improved property known as 621 S 11th Street, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Administrator of the **Estate of Hallie Gay Phillips** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of January, 2018.

Henry Redding
Henry Redding, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of January, 2018, before me personally appeared, **Henry Redding**, Administrator of the **Estate of Hallie Gay Phillips** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Hallie Gay Phillips**, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 26th day of January, 2018.

My commission expires:
3-6-18

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2018.

Notary Public

My Commission Expires:
3-6-18