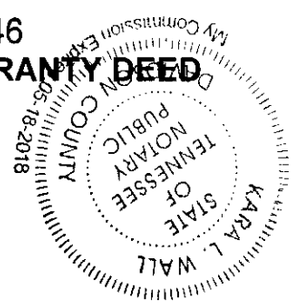
Bill Garrett Davidson County
Batch# 90419 DEEDWARR
05/09/2018 11:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180509-0044446

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-18-2018
(AFFIX SEAL)

W-VRES-18-323

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Red Cape Investments, LLC** | **New Owner** | |
| (NAME) | (NAME) | **92-13-179.00** |
| **1 Silver Pine Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Newport Coast, CA 92657** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **CLYDE LAWRENCE PHILLIPS AND REBECCA F. PHILLIPS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RED CAPE INVESTMENTS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of Hortense Place, of record in Plat Book 161, Page 167, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clyde Lawrence Phillips and wife, Rebecca F. Phillips, as tenants by the entirety, by Strawman Quitclaim Deed from Clyde Lawrence Phillips, conveyed through Daniel T. Heard, Trustee, recorded February 12, 2013 in Instrument No. 20130212-0014446 and further being the same property conveyed to Clyde Lawrence Phillips by Warranty Deed from Robert Bruce Durbin, recorded September 28, 2012 in Instrument No. 20120928-0088688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 33rd Avenue North, Nashville, Tennessee 37209**.

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), their heirs and 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), their 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.

Witness my/our hand(s) this the 7th DAY OF MAY, 2018.

Clyde Lawrence Phillips by Laura Mitchell, Attorney-in-fact
Clyde Lawrence Phillips by Laura Mitchell,
Attorney in Fact

Rebecca F. Phillips by Laura Mitchell, Attorney-in-fact
Rebecca F. Phillips by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLYDE LAWRENCE PHILLIPS AND REBECCA F. PHILLIPS, and who acknowledged he/she/they executed the same as the free act and deed of the said CLYDE LAWRENCE PHILLIPS AND REBECCA F. PHILLIPS.

Witness my hand and official seal, this the 7th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212