Prepared by: Record and return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $335,000.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2018. Notary Public My commission expires: 11-5-18

JACQUELINE G BRUCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

Bill Garrett Davidson County
Batch# 124792 DEEDWARR
08/06/2018 10:39:04 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180806-0076889

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barbra Ann Guffee	NEW OWNER	**11915004600**
3109 Southlake Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ronald E. Phillips and wife, Sylvia M. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbra Ann Guffee, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 41 on the Map of Section Two, Southlake Subdivision, as of record in Book 2083, Page 84, Register's Office for said County.

Said Lot No. 41 fronts 100 feet on the westerly side of Southlake Drive and runs back 132.6 feet On the
northerly line and 150.2 feet on the southerly line, to a dead line, measuring 101.5 feet thereon.

Being the same property conveyed to Ronald E. Phillips and wife, Sylvia M. Phillips by Warranty Deed from Alan Lincoln and Deborah Wilson, Heirs to the Estate of Adams D. Lincoln, dated 03/31/2015 and recorded on 04/06/2015 in Instrument Number: 20150406-0029822 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3109 Southlake Drive, Nashville, TN 37211.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 31st day of July, 2018.

Ronald E. Phillips

Sylvia M. Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Ronald E. Phillips and Sylvia M. Phillips,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY