Karen Johnson Davidson County
Batch# 192040 DEEDWARR
02/05/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190205-0011040

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-3503

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $295,000.00.

Affiant

Subscribed and sworn before me this the 5th day of February, 2019.

Notary Public
My commission expires: 9-24-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kalob C. Creighton 6233 Del Sol Dr. Whites Creek, TN 37189	Lender Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville TN 37923	049-14-0A 021.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN PHILLIPS AND FELICIA DANIELLE PHILLIPS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KALOB C. CREIGHTON, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 21, on the plan of Vista, according to plat and survey appearing of record in Instrument Number 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to John Phillips and Felicia Danielle Phillips, husband and wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated 05/31/2018, of record in Instrument No. 20180605-0053590, said Register's Office.

Also being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Cornerstone Land Company, a Tennessee General Partnership, dated February 26, 2015, appearing of record in Instrument Number 20150311-0020898, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6233 Del Sol Dr., Whites Creek, TN 37189.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of February, 2019.

John Phillips

Felicia Danielle Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

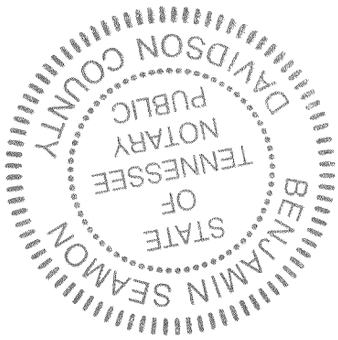
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Phillips and Felicia Danielle Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of February, 2019.

My commission expires:

9-6-22

Notary Public



True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

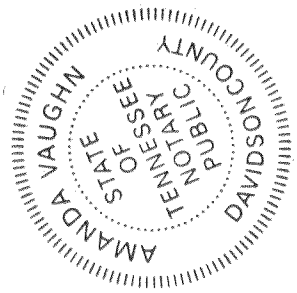
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)