THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13050064**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,875.00. Affiant Subscribed and sworn to before me, this 18th day of February, 2014. My Commission Expires September 9, 2014 Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140012715 DEEDWARR
Recvd: 02/24/14 13:22 2 pgs
Fees:13.00 Taxes:1664.54
20140224-0015564

WARRANTY DEED

Address New Owner: Kenneth S Phillips, II and Uykia S Phillips 1700 5th Avenue North, Unit 3 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-05-0G-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trust Development, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth S Phillips, II and Uykia S Phillips, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 3, on the Plan of The Brownstones at 5 & G, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Brownstones At 5 & G, a horizontal Property Regime with Private Elements, of record in Instrument No. 20110729-0058214, First Amendment of record in Instrument No. 20121106-0102552 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of The Brownstones At 5 & 6, for placement of Units, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a more complete identification and description of such units.

Being a portion of the same property conveyed to Trust Development, LLC, a Tennessee limited liability company, by Warranty Deed from DC Development, LLC of record at Instrument No. 20070112-0005436, Register's Office for Davidson County, Tennessee, dated January 10, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Brownstones at 5 & G, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20110729-0058214, First Amendment of record in Instrument No. 20121106-0102552, Register's Office for

Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120207-0010885, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement to South Central Bell Telephone company of record in Book 8397, Page 963 in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1700 5th Avenue North, Unit 3 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2014.

Trust Development, LLC

BY: _____
James B Creason, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B Creason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of Trust Development LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 18th day of February, 2014.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014