Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $435,000.00 Affiant Subscribed and sworn to before me, this 27th day of April, 2016. Notary Public My commission expires:_____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

BILL GARRETT, Davidson County
Trans:T20160036639 DEEDWARR
Recvd: 05/03/16 12:47 2 pgs
Fees:13.00 Taxes:1609.50
20160503-0043499

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Phillips **Ekaterina Joanna Tate**	**New Owner**	**Map\Parcel: 117-04-0-364.00**
1831 Primrose Avenue		
Nashville, TN 37212		

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,

Jane McKellar, Trustee of the McKellar Family Revocable Trust

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

Jeffrey Phillips, an unmarried man, and Ekaterina Joanna Tate, an 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. 5 of Block "C" on the Plan of Belmont Terrace Annex No. 4, as of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed unto Trustee of The Mollie M. Sinclair Trust under the Declaration of Trust dated November 12, 1992 and amended March 14, 2005, Pursuant to the Sixth Provision Subsection (A) of said Declaration of Trust, have the full authority to buy, sell, transfer, or otherwise convey, without the joinder of beneficiaries, by Warranty Deed from Matthew R. Holthaus and Sasha G. Garcia, of record in Instrument No. 20090617-0056240, dated June 9, 2009, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Jane McKellar by Quitclaim Deed of record in Instrument No. 20121023-0096913, dated October 6, 2012, Register's Office for Davidson County, Tennessee. Jane McKellar further conveyed her interest in said property by Quitclaim Deed to The McKellar Family Revocable Trust, Jane McKellar, Trustee, of record in Instrument No. 20140829-0079014, dated August 27, 2014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 974, Page 97, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1831 Primrose Avenue, Nashville, TN 37212.

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 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 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 27th day of April, 2016.

McKellar Family Revocable Trust

Jane McKellar, Trustee

By: Jane McKellar, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jane McKellar, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the McKellar Family Revocable Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of April, 2016.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **160145JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027