THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057681** BILL GARRETT, Davidson County Trans:T20160052310 DEEDWARR Recvd: 06/20/16 14:45 2 pgs Fees:13.00 Taxes:2516.00 20160620-0062612	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2016

WARRANTY DEED

Address New Owner: James David Phillips and Julie Reavie Phillips 3600 PILCHER AVE Nashville TN 37209-4826	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10401024900

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, **Richard K. Colloredo and Lynnae A. Colloredo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James David Phillips and Julie Reavie 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:

Land in Davidson County, Tennessee, being Lot 1, Map of M.T. Pendergrass' Subdivision of Lots 175 and 176, as shown on Plat of record in Plat Book 547, Page 185, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard K. Colloredo and wife, Lynnae A. Colloredo by Warranty Deed from Core Development Services, LLC, recorded on the 5th day of April, 2010 in Instrument No. 20100405-0025167, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.T. PENDERGRASS' SUBDIVISION, as recorded in Plat Book 547, Page(s) 185.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20091029-0100056.

This is improved property located at 3600 PILCHER AVE Nashville TN 37209-4826

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 13th day of June, 2016.

Richard K. Colloredo

Lynnae A. Colloredo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard K. Colloredo and Lynnae A. Colloredo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018