THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078524** TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Tracey Perry Notary Public My Commission Expires: 1-8-19

WARRANTY DEED

Address New Owner: John T. Rojas and Megan Rojas 1900 LINDEN AVE Nashville TN 37212-5020	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-129.00

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, **F. Carter Philips, Jr. and wife, Linda D. Philips, as tenants in common without right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John T. Rojas and Megan Rojas, 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, RESUBDIVISION OF LOTS 147, 148 & 149, REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as shown on plat of record in Instrument No. 20140923-0087409, 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 by Quitclaim Deed from F. Carter Philips, Jr. and wife, Linda D. Philips, as tenants by the entireties to F. Carter Philips, Jr. and wife Linda D. Philips, as tenants in common without right of survivorship as recorded on the 22nd day of June, 2005 in Instrument No. 20050622-0071814 and Warranty Deed from First American National Bank, Executor and Trustee under the will of Elizabeth Slayden Carnahan, deceased to F. Carter Philips, Jr. and wife, Linda D. Philips as recorded on the 24th day of August, 1972 in Deed Book 4631, Page 299, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 147, 148 & 149, REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Instrument No. 20140923-0087409.

This is improved property located at 1900 LINDEN AVE Nashville, TN 37212-5020.

BILL GARRETT, Davidson County
Trans: T20160067384 DEEDWARR
Recvd: 08/04/16 13:32 2 pgs
Fees: 13.00 Taxes: 2553.00
20160804-0080946

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 29th day of July, 2016.

F. Carter Philips, Jr. by Linda D. Philips, attorney-in-fact — Linda D. Philips

F. Carter Philips Jr.
By: Linda D. Philips, attorney-in-fact

Linda D. Philips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda D. Philips,** with whom I am personally acquainted, and who acknowledged that ~~he~~ *she executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he~~ *she is the **Attorney-in-fact** for **F. Carter Philips Jr.,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018