BILL GARRETT, Davidson County
Trans:T20160075868 DEEDWARR
Recvd: 08/30/16 14:58 2 pgs
Fees:13.00 Taxes:462.50
20160830-0090986

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. E16-5175

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E16-5175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC AMANDA VAUGHN DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26TH day of AUGUST, 2016.

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew T Phillips 2045 Nashboro Blvd Nashville, TN 37217	Parkside Lending, LLC 1130 Howard Street San Francisco, CA 94103	135-12-0-A-022.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eric A Nelson and Karla J Nelson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew T Phillips a single person (as to 50% interest), Thomas J. Phillips Jr. and Cynthia Phillips, married couple husband and wife (as to 50% interest), as joint tenants with rights of survivorship between them**, 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 all of Unit No. 2045, together with Garage Unit 2021 G, on the Master Plan of Nashboro Village Twelve Condominiums, as shown by plat appearing of record in Plat Book 4675, Page 121, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for complete details of said unit.

Being the same property conveyed to Karla J. Nelson and Eric A. Nelson by Warranty Deed from Carlos Torres, unmarried, recorded on the 4th day of November, 2014 in Instrument No. 20141104-0101602, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2045 Nashboro Blvd., Nashville, TN37217

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 26TH day of AUGUST, 2016.

Eric A Nelson

Karla J Nelson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Eric A Nelson and Karla J Nelson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26TH day of AUGUST, 2016.

Notary Public
My Commission expires 10-18-16

JESSICA CELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016