RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16715

BILL GARRETT, Davidson County
Trans:T20160107881 DEEDWARR
Recvd: 12/08/16 09:14 2 pgs
Fees:13.00 Taxes:388.50
20161208-0128827

Send Tax Bills To:
SAME

New Owner is:
Yekeuh Kevin Oulai
2929 Selena Drive #109
Nashville, TN 37211

MAP: 119-14-0A

PARCEL: 109.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David Phillips and wife, Pamela Wolfe Phillips**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Yekeuh Kevin Oulai, married**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known Address: **2929 Selena Drive, #109, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit 109, Building G, Kingswood Condominiums, as shown on plat of record in Plat Book 5200, Page 520, as established under Master Deed of record in Book 6058, Page 320, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to David Phillips and wife, Pamela Wolfe Phillips, by Warranty Deed from Dorothy J. Probst and husband, Timothy Paul Probst, dated 7/31/14 and recorded 8/5/14 in Instrument No. 20140805-0070321, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this .

GRANTOR(S):

DAVID PHILLIPS

PAMELA WOLFE PHILLIPS

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **David Phillips and wife, Pamela Wolfe Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of ~~November~~ December, 2016 .

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00**.

Kathleen A. Bean
AFFIANT

SWORN TO and subscribed before me this 6th day of December, 2016.

Kathy Snider
NOTARY PUBLIC
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018