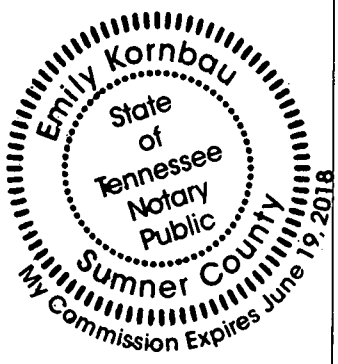
 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $555,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2017. Notary Public My commission expires: 6-19-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170019372 DEEDWARR
Recvd: 03/07/17 09:13 2 pgs
Fees:13.00 Taxes:2053.50
20170307-0022251

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gordon Phillips and Alexandra Phillips	Gordon Phillips and Alexandra Phillips	118-02-1D-001.00-CO
2425 Elliott Avenue	2425 Elliott Avenue	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Martin N. Lewis, married and Justin L. Fields, unmarried

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Gordon Phillips and Alexandra Phillips, husband and wife

(hereinafter called the "Grantees"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. A of 2413 Elliott Cottages, as shown on the site plan attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for 2413 Elliott Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150527-0048663, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Martin N. Lewis and Justin L. Fields, as tenants in common by Warranty Deed from Cecil C. Jemison, surviving tenants by the entirety, of record in Instrument No. 20150206-0011136, Register's Office for Davidson County, Tennessee.

Said property has never been the marital residence of the Grantor, Martin N. Lewis or his spouse.

This is improved property known as **2425 Elliott Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Subject to all matters shown on the Plan of record in Plat Book 974, Page 50 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 2nd day of March, 2017.

Martin N. Lewis

Justin L. Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Martin N. Lewis and Justin L. Fields, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of March, 2017.

Notary Public
My Commission Expires: 8.21.17



SolomonParks File No. 817023