THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210712**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $311,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2017. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170029777 DEEDWARR
Recvd: 04/10/17 08:52 2 pgs
Fees: 13.00 Taxes: 1150.70
20170410-0034556

WARRANTY DEED

Address New Owner: Brian K. Evans Michelle L. Evans 728 Princeton Hills Dr Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0J-001.00 CO

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, **Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Revocable Living Trust under Trust Agreement dated March 14, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian K. Evans and Michelle L. Evans, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2015 together with allocated parking space No. P16 as specified on the Plat shown in the Master Deed, on the Plan of Kingsbridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Kingsbridge Condominiums, of record in Book 7105, Page 777; Amended in Book 7457, Page 15; Book 9539, Page 564 and Instrument No. 20051111-60138698, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Kingsbridge Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record under Instrument No. Book 7105, Page 777; Amended in Book 7457, Page 15; Book 9539, Page 564 and Instrument No. 20051111-60138698, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to The Phillips Turner, Jr. Living Trust in care of Phillips Turner, Jr. Trustee by Deed from Arthur W. Hooper and Sandra S. Hooper, married, of record in Instrument No. 20110623-0048084, Register's Office for Davidson County, Tennessee. Phillips Turner, Jr., an unmarried person having Quitclaimed to Phillips Turner, Jr., Trustee of the Phillips Turner, Jr., Living Trust, established by the revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, by Quitclaim Deed dated May 26, 2016, of record in Instrument No. 20160608-0057990, Register's Office for Davidson County.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-07-0J-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7105, page 777, amended 7457, page 15, amendment to By-laws of record in Book 9539, page 564 and Instrument no. 20051116-0138698, said Register's Office. Restrictive Covenants contained in instrument of record in Book 1109, page 353 and amended in Book 1133, page 85, said Register's Office.

Storm Water Detention Agreement of record in Book 6763, page 357, said Register's Office.

This is improved property located at 2015 Lombardy Avenue Nashville TN 37215

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 31st day of March, 2017.

Phillips Turner, Jr., Trustee of the Phillips Turner, Jr.
Revocable Living Trust under Trust Agreement dated
March 14, 2008

Phillips Turner, Jr. TRUSTEE
Phillips Turner, Jr., Trustee
3/31/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillips Turner, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of the Phillips Turner Jr. Revocable Living Trust under Trust Agreement dated March 14, 2008 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 31st day of March, 2017.

Notary Public

My Commission Expires: _____

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