(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411642** BILL GARRETT, Davidson County Trans:T20170047406 DEEDWARR Recvd: 06/05/17 11:05 2 pgs Fees:13.00 Taxes:1109.63 20170605-0055756	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$299,900.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Melinda Carol Phillips 2 MIDDLETON STREET Nashville TN 37210-2063	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-11-0-C-035.00 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, **Kris J. Kinslow and Bridget D. Brinkley, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melinda Carol Phillips, an unmarried woman**("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 Unit No. 35 on the Plan of Rutledge House Condominiums, of record in Plat Book 6200, Page 318 and amended in Book 11700, Page 26, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Kris J. Kinslow to Kris J. Kinslow and Bridget D. Brinkley as joint tenants with rights of survivorship, as recorded on the 26th day of June, 2009 in Instrument No. 20090626-0059569 and Warranty Deed from Adam Macdonald and wife, Lydia A. Macdonald (formerly Lydia A. Lara) to Kris J. Kinslow, as recorded on the 8th day of August, 2005 in Instrument No. 20050808-0093178, 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 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RUTLEDGE HOUSE CONDOMINIUMS, as recorded in Plat Book 6200, Page(s) 318 and amended in Book 11700, Page 26.

Charter of Homeowners Association recorded in Book 11687, Page 735.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 11687, Page 739; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sewer/Storm Drainage, recorded in Book 6807, Page 851.

Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

Amendment for Street/Alley recorded in Book 6614, Page 614.

Ordinance recorded in Book 10512, Page 477 and Book 10512, Page 464.

Deed of Conveyance to Metro for Water/Sewerage Services recorded in Book 6974, Page 969.

This is improved property located at 2 MIDDLETON STREET Nashville TN 37210-2063

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 1st day of June, 2017.

Kris J. Kinslow

Bridget D. Brinkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kris J. Kinslow and Bridget D. Brinkley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018