Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~ Williamson**

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me this 18th day of August, 2017.

Notary Public
My Commission Expires: ~~08/24/18~~ 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

17-0365

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| William Yi | SunTrust Mortgage | |
| 1522 A Kirkwood Avenue | P.O. Box 79041 | 117-04-0S-001.00 |
| Nashville, TN 37212 | Baltimore, MD 21279-0041 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Ross Philpot and Ginger Philpot, husband and wife**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**William Yi, unmarried**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit A on the plan of 1522 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1522 Kirkwood Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140320-0023033, and as amended in First Amendment to the Declaration of Covenants, Conditions, and Restrictions for 1522 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160322-0027026, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1522 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.**

**Being the same property conveyed to Ross Philpot and Ginger Philpot, husband and wife, by deed from Dileep Sachan, of record in Instrument No. 20160322-0027027, Register's Office for Davidson County, Tennessee.**

BILL GARRETT, Davidson County
Trans:T20170072291 DEEDWARR
Recvd: 08/21/17 11:17 2 pgs
Fees:13.00 Taxes:2331.00
20170821-0085595

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **1522 A Kirkwood Avenue, Nashville, TN 37212.**

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. 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.

Witness our hands this 18th day of August, 2017.

Ross Philpot

Ginger Philpot

**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 **Ross Philpot and Ginger Philpot**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of August, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18