Bill Garrett Davidson County
Batch# 111792 DEEDWARR
07/02/2018 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180702-0064088

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180516319

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2018.

Notary Public
My Commission Expires: 11-8-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pajun Lai and Quy Tran 2760 Call Hill Road Nashville TN 37211	New owner	Tax Parcel ID No. 172-12-0B-105.00-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, **Elizabeth A. Phillips n/k/a Elizabeth Phillips McGill and Richard Chase McGill, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Pajun Lai and Quy Tran, 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:

Land in Davidson County, Tennessee, being Lot No. 488 on the Plan of Bradford Hills, Section Seven of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page(s) 337 and 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth A. Phillips, unmarried and Richard Chase McGill, unmarried as joint tenants with right of survivorship by Warranty deed from Natalia Tolstova, unmarried (incorrectly referred to as "Netelia Tolston" of record in Instrument No. 20141031-0100844 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 31, 2014.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 337 and 338, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, made applicable to Section Seven in Book 8522, Page 853, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowner's Association Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

Open Space conveyed to Bradford Hills Homeowner's Association, Inc. of record in Book 8154, Page 304 and in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Deeds of Conveyance for sanitary sewers and water mains of record in Book 8377, Page 769, Book 8377, Page 808, Book 9988, Page 919 and Book 9988, Page 923, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2760 Call Hill Road Nashville TN 37211

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, Grantors have executed this instrument on this 29th day of June, 2018.

Elizabeth Phillips McGill

Richard Chase McGill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Phillips McGill and Richard Chase McGill, 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 29th day of June, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone — My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.