WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 167717 DEEDWARR
11/28/2018 10:41:55 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20181128-0115957

R-VRES-18-6117A

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis Peter Wood and Mariah Jane Pettapiece-Phillips Bryce Stephen Phillips and Elizabeth Myra Pettapiece-Phillips	**BMO Harris Bank N.A.**	
(NAME)	(NAME)	**091-02-2A-001.00-CO**
6117 A New York Avenue	**111 W. Monroe Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Chicago, IL 60690**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAMERON P. CLODFELTER, UNMARRIED AND GARY D. CLODFELTER, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS PETER WOOD AND MARIAH JANE PETTAPIECE-PHILLIPS AND BRYCE STEPHEN PHILLIPS AND ELIZABETH MYRA PETTAPIECE-PHILLIPS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6117 New York Avenue Homes of record in Instrument No. 20160915-0096927, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cameron P. Clodfelter, an unmarried woman and Gary D. Clodfelter, a married man, joint tenants in common with right of survivorship by Warranty deed from MRB Developers, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170823-0086757 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 23, 2017.

The above-described property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160915-0096927, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6117 New York Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160915-0096927, Register's Office of Davidson County, Tennessee.
- Restrictive Covenant Detached Structure of record in Instrument Number 20161004-0104304, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6117 A New York Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF NOVEMBER, 2018.

Cameron P. Clodfelter by [signature] AS ATTORNEY IN FACT
Cameron P. Clodfelter by Nathan Keith as Attorney in Fact

Gary D. Clodfelter by [signature] AS ATTORNEY IN FACT
Gary D. Clodfelter by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAMERON P. CLODFELTER AND GARY D. CLODFELTER, and who acknowledged he/she/they executed the same as the free act and deed of the said CAMERON P. CLODFELTER AND GARY D. CLODFELTER.

Witness my hand and official seal, this the 27th of November, 2018.

[signature]
Notary Public
My Commission Expires: 6/20/21
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212