THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118505

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 176257 **DEEDWARR**
12/20/2018 08:56:02 AM 2 pgs
Fees: $13.00 Taxes: $1,316.83

20181220-0123716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jared Lee Phy	New Owner	Tax Parcel ID No.
2507B Scovel Street		092-02-0D-002.00 CO
Nashville TN 37208		

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, **Karolina Stipher and Peter Stipher, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jared Lee Phy, unmarried**, ("Grantee"), his 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 "B" , on the Horizontal Property Regime for The Other Two on Scovel, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160204-0010938, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to KAROLINA STIPHER and PETER STIPHER, WIFE AND HUSBAND, by deed from 2507 SCOVEL STREET LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170720-0073130 , dated July 14, 2017 , said Register's Office.

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 2019 and subsequent years for Map-Par. 092-02-0D-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160204-0010938, said Register's Office.

This is improved property located at 2507B Scovel Street Nashville TN 37208

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 14th day of December, 2018.

Karolina Stipher

Peter Stipher

STATE OF Illinois)

COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karolina Stipher and Peter Stipher, 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 14th day of December, 2018.

Notary Public

My Commission Expires: 8/13/2022

"OFFICIAL SEAL"
PRESTON S WILSON
Notary Public, State of Illinois
My Commission Expires 8/13/2022