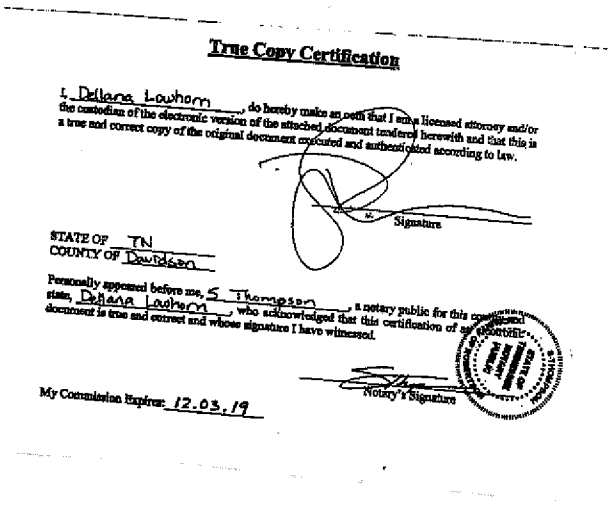
Karen Johnson Davidson County
Batch# 192175 DEEDWARR
02/06/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190206-0011230

Name and Address of New Owner:
Kevin Phillips
3541 Lake Towne Drive
Nashville, TN 37013

Send Tax Bills To:
Kevin Phillips
3541 Lake Towne Drive
Nashville, TN 37013

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203


True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S. Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

Map & Parcel No: 149-01-0B-026.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alvin W. Lee, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin Phillips a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) No. 311, as shown on the map entitled Picadilly Square, Phase 3, of record in Plat Book 6250, Page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alvin W. Lee, single man by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, recorded on October 2, 2008, of record in Instrument No. 20081002-0099923, Register's Office for Davidson County, Tennessee.

This is improved property known as 517 Eversholt Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of February, 2019.

_____ (SEAL)
Alvin W. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2019, before me personally appeared Alvin W. Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 1st day of February, 2019.

_____
Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of February, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-108

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY