STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 7/5/21
File No. 19-4886

Karen Johnson Davidson County
Batch# 223409 DEEDWARR
04/29/2019 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $986.05
20190429-0039262

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Phillips and Channing B. Phillips (NAME)	CapStar Bank (NAME)	084-15-0-055
212 Walnut Hill Drive (STREET ADDRESS)	2002 Richard Jones Road, Ste A300 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Allen Hsiang Huang and Catherine McIntyre Huang, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Channing B. Phillips and Christopher Phillips, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Situate in Davidson County, Tennessee, and being designated Lot No. 40 on the Map of Donelson Meadows, of record in Book 1835, page 35, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE is the property described in Deed Book 4206, page 578, and described as follows:

Beginning at a point in the present westerly margin of Walnut Hill Drive at the corner of Lot Nos. 21 and 40 as shown on said Map; thence with the line between said lots, westerly 23.3 feet to a point on the new relocated westerly margin of Walnut Hill Drive; thence southeasterly 38.2 feet along a curve that has a 50.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point; thence southwesterly 53.2 feet along a curve that has a 150.0 foot radius on the new relocated westerly margin of Walnut Hill Drive to a point on the lot line between Lot Nos. 39 and 40; thence easterly 1.7 feet with the line between Lot Nos. 39 and 40 to a point at the corner of said lots on the present westerly margin of Walnut Hill Drive; thence northerly 87 feet along the present westerly margin of Walnut Hill Drive to the point of beginning and containing 1400 square feet, more or less.

Being the same property conveyed to Allen Hsiang Huang and Catherine McIntyre Huang, husband and wife by Deed from Shannon Crook Bell, unmarried of record in Instrument No. 20150427-0037469, in the Register of Deeds of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction, recorded in Book 412, Page 351; Book 1788, Page 509; and Book 1847, Page 469 in the official records of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 1835, page 35, Register's Office for Davidson County, Tennessee.

3. Subject to the Easement of Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded as Instrument #20050510-0052594 in the official records of Davidson County Register of Deeds.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 212 Walnut Hill Drive, Nashville, TN 37214.

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. Whenever 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 25th day of April, 2019.

Allen Hsiang Huang

Catherine McIntyre Huang

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of April, 2019, before me personally appeared Allen Hsiang Huang and Catherine McIntyre Huang, 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 25th day of April, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires