Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 224316 DEEDWARR
05/01/2019 09:31:19 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190501-0040202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of April, 2019.

Notary Public
My commission expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

06-1904-77174

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Collin James Phillips 8117 Settlers Way Nashville TN 37221	Acopia 306 Northcreek Blvd #100 Goodlettsville TN 37072	126-15-0-A-270.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adel M. Elostta, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Collin James Phillips, unmarried, and Shelby Nicole Henson, unmarried, as tenants in common with the right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adel M. Elostta, a single man by deed from Ray R. Otterson, a single man, dated January 31, 2007, recorded February 2, 2007, of record in Instrument No. 20070202-0014074, Register's Office for Davidson County, Tennessee. Evagelia Dina Kazakos-Elostta, spouse of Grantor, joins in the execution of this instrument for the purpose of coveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8117 Settlers Way, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30 day of APRIL, 2019.

Adel M. Elostta
Adel M. Elostta

Evagelia Dina Kazakos-Elostta
Evagelia Dina Kazakos-Elostta

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Adel M. Elostta and Evagelia Dina Kazakos-Elostta,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30 day of April, 2019.

Cheri D. Bayer
Notary Public

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020