ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Andrew Warren Phillip	New Owners	Map and Parcel
516 Baxter Ln		160 04 0 045.00
Nashville, TN 37220		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		19-06-15984

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 sufficiency of all of which are hereby acknowledged, Jessie O'Kelley and Traci A. O'Kelley, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Andrew Warren Phillips, a married person, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 935, on the Plan of Brentwood Hall, Section IX of record in Book 2331, page 92, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 935 fronts 113.0 feet on the easterly margin of Trousdale Drive and extends back 151.4 feet on the northerly line and 182.3 feet on the southerly line to a broken line in the rear, measuring 147.9 feet thereon.

Being the same property conveyed to Jessie O'Kelley and wife, Traci A. O'Kelley by Warranty Deed from Mitchell E. Lynch and wife, Nicole M. Lynch of record in Instrument Number 20070706-0081004, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 5224 Trousdale Drive, Nashville, TN 37220

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson.
2. To all the matters as disclosed on plan of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee.
3. Easement as of record in Book 5103, page 906, said Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 243341 DEEDWARR
06/14/2019 09:16:12 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90

20190614-0057235

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $277,000.00.
(
(
(Subscribed and sworn to before me
(this 11th day of June, 2019.
(
(
(My Commission Expires: 11-26-22

Affiant

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of June, 2019.

Jessie O'Kelley

Traci O'Kelley

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Jessie O'Kelley and Traci O'Kelley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of June, 2019.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY