THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621248**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $557,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2019. Notary Public My Commission Expires: 9-20-21

Karen Johnson Davidson County
Batch# 254287 DEEDWARR
07/10/2019 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,060.90
20190710-0066955

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

WARRANTY DEED

Address New Owner: Lanette Marie Phillips 2915 Linden Avenue West Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ Wells Fargo Home Mortgage PO Box 51162 Los Angeles CA 90051	Tax Information: Tax Parcel ID No. 104-14-0L-004.00 CO

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, **Robert Ryan Duncan and Cristina Medina Duncan, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lanette Marie Phillips, a single person**, ("Grantee"), her 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 No. B, on the Horizontal Property Regime for Cottages at West Linden, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140331-0026514, amended in Instrument No. 20140731-0068480, Instrument No. 20141117-0105764, Instrument No. 20150402-0028861 and in Instrument No. 20150424-0036908, 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 ROBERT RYAN DUNCAN and CRISTINA MEDINA DUNCAN, HUSBAND AND WIFE, by deed from ROBERT F. KINCAID, of record in Instrument No. 20150508-0042362, dated May 7, 2015, 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. 104-14-0L-004.00 CO.

Matters shown on the Plan of record in Plat Book 3842, page 69, said Register's Office.

Easement(s) of record in Instrument No. 20150610-0054716, said Register's Office.

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. 20140331-0026514, amended in Instrument No. 20140731-0068480, Instrument No. 20141117-0105764, Instrument No. 20150402-0028861 and in Instrument No. 20150424-0036908, said Register's Office.

This is improved property located at 2915 Linden Avenue West Nashville TN 37212

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 1st day of July, 2019.

Robert Ryan Duncan

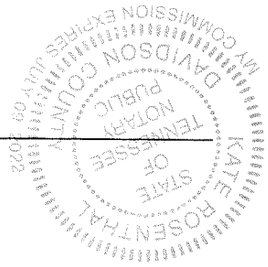
Cristina Medina Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Ryan Duncan and Cristina Medina Duncan, 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 1st day of July, 2019.

Notary Public



My Commission Expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

