Karen Johnson Davidson County
Batch# 304206 DEEDWARR
10/22/2019 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,019.94
20191022-0108279

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

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $816,200.00.

Affiant

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

Subscribed and sworn to before me, this 22 **day of October, 2019.**

Notary Public
My commission expires: 12/20/2020

06-1909-77281

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Samuel L. Cavarretta 1829 Primrose Ave Nashville TN 37212	Samuel L. Cavarretta 1829 Primrose Ave Nashville, TN 37212	117-04-3-B-001.00 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, **Tate Phillips Group, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel L. Cavarretta and Tammy A. Cavarretta, husband and wife,** 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 Unit A, on the Plan of Darlene Way, as established by the Declaration of Covenants, Conditions and Restrictions for Darlene Way, a Horizontal Property Regime with Private Elements, said plan shown in Exhibit "B" attached to said Declaration, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jeffrey Phillips, an unmarried man, and Ekaterina Joanna Tate, an unmarried woman by deed from Jane McKellar, Trustee of the McKellar Family Revocable Trust, dated April 27, 2016, recorded May 3, 2016, of record in Instrument No. 20160503-0043499, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Tate Phillips Group LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jeffrey Phillips, an unmarried man and Ekaterina Joanna Tate, an unmarried woman, dated November 30, 2018, recorded November 30, 2018, of record in Instrument No. 20181130-0117007, Register's Office for Davidson County, Tennessee.

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 1829 Primrose Ave, Nashville, TN 37212.

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 22 day of October, 2019.

Tate Phillips Group, LLC, a Tennessee Limited Liability Company

By: _____
Jeff Phillips, Member

By: Ekaterina Tate
Ekaterina Tate, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeff Phillips and Ekaterina Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are each members of Tate Phillips Group, LLC, a Tennessee limited liability company, and that they are authorized by Tate Phillips Group, LLC, to execute this instrument on its behalf as such members.

Witness my hand and seal at Nashville, Tennessee, this 22 day of October 2019.

Cheri D. Bayer
Notary Public at Large

My commission expires: 12/20/2019

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

True Copy Certification

I, Jason Nguyen, 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.

Signature

State of TENNESSEE

County of WILSON

Personally appeared before me, Megan Kriner, a notary public for this county and state, Jason Nguyen, 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: May 3, 2020

{Notary' Seal}

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY