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

Karen Johnson Davidson County
Batch# 315328 DEEDWARR
11/14/2019 10:01:01 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20191114-0117435

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Courtney Pannell
Affiant

Subscribed and sworn to before me, this 12th **day of November, 2019.**

Bethany D Scott
Notary Public
My commission expires: 3/7/22

BETHANY D. SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

06-1910-77308

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Courtney Brooke Pannell	~~NEW OWNER~~	117-04-3-B-002.00
1831 Primrose Ave	1222 10th St NW	
Nashville TN 37212	Washington, DC 20001	

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 Grantor, has bargained and sold, and does hereby transfer and convey to **Courtney B. Pannell, unmarried and Jeffrey Pannell and wife, Elizabeth Deonne Pannell,** 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 B, 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, of record in Instrument No. 20181130-0117008, said plan is shown in Exhibit "B" attached to the Declaration of Covenants, Conditions, and Restrictions of record in 20181130-0117008, 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 1831 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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and

bind itself, its 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 12 day of November, 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, Jeff Phillips and Ekaterina Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the members of **Tate Phillips Group LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that they are authorized by **Tate Phillips Group LLC, a Tennessee Limited Liability Company**, to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 12 day of November, 2019.

Cheri D. Bayer
State of Tennessee at Large

My Commission expires: 12/20/2020

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