Karen Johnson Davidson County
Batch# 327149 DEEDWARR
12/09/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20191209-0126881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6.13.22
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-AG-19-2004

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
August Beam Phillips and Kristen Webb Phillips	Morgan Stanley Private Bank	
(NAME)	(NAME)	
2004 Lombardy Avenue	4270 Ivy Pointe Blvd.#400	**117-07-0L-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cincinnati, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. RIDLEY AND WIFE, CAROLYN M. RIDLEY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUGUST BEAM PHILLIPS AND KRISTEN WEBB PHILLIPS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. "B" as shown on Exhibit to Master Deed of Lombardy Avenue Condominiums, as set out in Instrument No. 20020415-0046522, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Ridley and wife, Carolyn M. Ridley by Warranty deed from Charles B. Welch, Jr., a Single person of record in Instrument No. 20120821-0075158 Register's Office for Davidson County, Tennessee, dated August 16, 2012 and recorded on August 21, 2012.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010523-0053208, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20001115-0113383, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020415-0046522, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2004 Lombardy Avenue, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 27th DAY OF NOVEMBER, 2019.

John W. Ridley by William E. Grones, Attorney in Fact

Carolyn M. Ridley by William E. Grones, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William E. Grones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN W. RIDLEY AND CAROLYN M. RIDLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN W. RIDLEY AND CAROLYN M. RIDLEY.

Witness my hand and official seal, this the 27th of November, 2019.

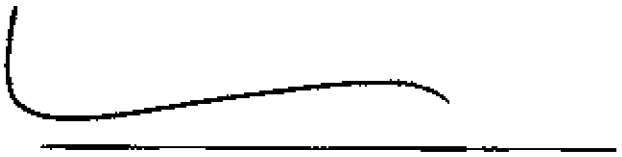
Notary Public
My Commission Expires: 10/2/2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

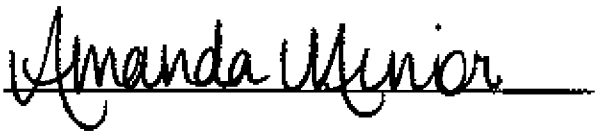
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

