This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6322

Karen Johnson Davidson County
Batch# 357520 DEEDWARR
02/13/2020 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20200213-0016288

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6322

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $282,500.00

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2020

Notary Public
My Commission Expires: 10-2-23

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James C. Phillips, Jr. and Yuliya Phillips 4500 Post Road C36 Nashville, TN 37205	New Owner	103 14 0A 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Douglas Brodhead Arnold, Executor of The Estate of Marion Kieffer Arnold**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James C. Phillips, Jr. and Yuliya Phillips, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows:

Unit No. C-36 in a Horizontal Property Regime which is described on the Plat of The Hillwood, of record in Book 5200, Page 43, as amended by instrument of record in Book 6250, Page 503, Register's Office for Davidson County, Tennessee, to which plats reference is hereby made for a more complete description.

Being the same property conveyed to Marion K. Arnold, unmarried, by Warranty Deed from Ernest A. Burciaga Jr. and wife, Catherine A. Burciaga, of record in Book 10010, Page 209, in the Register's Office of Davidson County, Tennessee, dated April 05, 1996 and recorded on April 10, 1996.

The said Marion K. Arnold having since died testate (see In Re: Estate of Marion K. Arnold, deceased, Docket No. 18P303, Circuit Court of Davidson County, Tennessee, Probate Division). The Last Will and Testament of Marion Kieffer Arnold appointed Douglas Brodhead Arnold as Executor of his estate.

This is improved property located at: **4500 Post Road, C36, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 12th day of February, 2020.

GRANTOR:

The Estate of Marion Kieffer Arnold

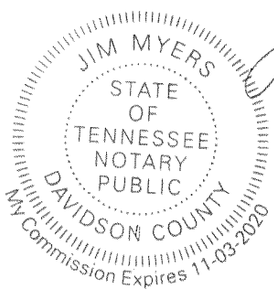
By: Douglas Brodhead Arnold

Douglas Brodhead Arnold, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas Brodhead Arnold, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Executor of Douglas Brodhead Arnold, Executor of The Estate of Marion Kieffer Arnold, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2020.



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

