WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$975,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/6/2023
(AFFIX SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 442327 **DEEDWARR**
07/22/2020 12:30:05 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20200722-0080491

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Davy Phillips 4101 Dakota Avenue Nashville, TN 37209	FirstBank 318 Seaboard Ln, Suite 205 Franklin, TN 7067	091-16-0-266.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Daniel W. Grecco and wife, Mary Ellen DiVittorio, as tenants by the entirety,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Davy Phillips, single man,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 74 feet front and 67.4 feet rear of Lot No. 8 on the Map of Charlotte Ave, Church Addition to West Nashville, of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 74 feet on the south side of Dakota Avenue and runs back between lines 150 feet along the right-of-way of the West Nashville Branch of the Old N.C. & St. Louis Railroad to an alley on which it measures 67.4 feet.

Being the same property conveyed to Daniel W. Grecco, unmarried, by Warranty Deed from Luehrsen Construction, LLC, dated 05/02/2014 and recorded 05/06/2014, of record in Instrument 201405060038526, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel W. Grecco and wife, Mary Ellen DiVittorio, as tenants by the entirety, by Quitclaim Deed from Daniel W. Grecco, dated 10/30/2017 and recorded 10/30/2017, of record in Instrument 201710300111124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 4101 Dakota Avenue, Nashville, TN 37209

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. 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 21st day of July, 2020.

Daniel W. Grecco

Mary Ellen DiVittorio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Daniel W. Grecco and Mary Ellen DiVittorio with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of July, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY