THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728799

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $429,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 471714 DEEDWARR
09/08/2020 01:34:27 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30
20200908-0102053

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Krysta J. Giacobone, Trustee 331 Blackman Road Nashville TN 37211	New Owner	Tax Parcel ID No. 147 05 0 211.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley Chadwick Phillips and Effie Pearman Phillips, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Krysta J. Giacobone, Trustee of The Kyrsta J. Giacobone Revocable Trust dated October 18, 1999 as amended and restated,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section One, Caldwell Country Estates of record in Plat Book 2663, Page (s) 68 and 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stanley Chadwick Phillips and Effie Pearman Phillips, husband and wife, by Quitclaim Deed from Effie R. Pearman nka Effie Pearman Phillips and Stanley C. Phillips, of record in Instrument No. 20190830-0087746, in the Register's Office of Davidson County, Tennessee, Dated August 22, 2019 and recorded on August 30, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Caldwell Country Estates, as recorded in Plat Book 2663, Page(s) 68 and 69.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2802, Page 369.

This is improved property located at 331 Blackman Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of September, 2020.

Stanley Chadwick Phillips

Effie Pearman Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stanley Chadwick Phillips and Effie Pearman Phillips, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022