Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Emma Reese Phillips 11/9/2020
Affiant

Subscribed and sworn to before me this 9th day of November, 2020.

Notary Public
My commission expires: 4/14/2023

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 512931 DEEDWARR
11/10/2020 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20201110-0132223

Address of New Owner:	Send Tax Bills to:	Tax Information
Emma Reese Phillips	CapStar Bank	091-13-3-D00-10-0CO
443 Westboro Dr.	2002 Richard Jones Road, Suite A300	
Nashville, TN 37209	Nashville, TN 37215	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Jacob William Kinsinger, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Emma Reese Phillips, an unmarried woman** 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:

Being Unit A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for the Homes at 443 Westboro Commons, a Horizontal Property Regime with private elements of record as Instrument No. 20171013-0105097 and being shown on plat attached thereto as "Exhibit "B", 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 Jacob William Kinsinger by deed from Khalid Kamal of record in Instrument No. 20190322-0026053, Register's Office for Davidson County, Tennessee, and dated March 15, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Homes at 443 Westboro Commons of record in Instrument No. 20171013-0105097 Register's Office for Davidson County, Tennessee.

2. Subject to the Master Deed, recorded as Instrument No. 20171013-0105097 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument No. 20171013-0105097 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 443 Westboro Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of November, 2020.

Jacob William Kinsinger by Erika Kurre, his Attorney-In-Fact

Elisabeth Belle Kinsinger by Erika Kurre, her Attorney-In-Fact, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of November, 2020, before me personally appeared Erika Kurre to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jacob William Kinsinger and Elisabeth Belle Kinsinger acknowledged that such person executed the same as the free act and deed of Jacob William Kinsinger and Elisasbeth Belle Kinsinger.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 4/12/23

202011100132223

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY