Karen Johnson Davidson County
Batch# 517057 DEEDWARRSP
11/16/2020 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20201116-0134969

THIS INSTRUMENT PREPARED BY:

RONALD H. BICE, JR., ATTORNEY
4515 Harding Road Suite 103
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Subscribed and sworn to before me this 12 day of November, 2020.

Notary Public

My Commission Expires: 11-8-22

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP PARCEL #

JOHN CARVER and LOUIS DAVIS SAME 103-15-B-68CO
4487 POST PLACE, UNIT 68
NASHVILLE, TN 37205

SPECIAL WARRANTY DEED

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) Dollars and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, we, PATRICIA ANNE PHIPPS MOREL, JOHN S. PHIPPS, JR., and ROBERT E. PHIPPS, Co-Executors of the Estate of MARTHA M. PHIPPS, herein after as Grantors, by these presents have bargained and sold and do hereby transfer and convey unto JOHN CARVER and LOUIS DAVIS, both unmarried men, their successors and assigns, all of our right, title and interest that we may have in and to the following described tract of land:

Land in Davidson County, Tennessee, being all of Unit 68, on the Plan of Lion's Head Condominium, as shown by plat appearing of record in Plat Book 5200, Page 82, revising Plat Book 4675, Page 134, of Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete details of said unit.

BEING the same property conveyed to Martha M. Phipps, married, from Susan L. Tessier, unmarried, of record in Instrument number 20070928-0115583, Register's Office for Davidson County, Tennessee. The said Martha M. Phipps having survived her husband, John S. Phipps, having since died testate on August 9, 2020 and by her Last Will & Testament of record as Probate Docket #20P-1436 in the Seventh Circuit Court, Probate Division of Davidson County, Tennessee, having authorized the Co-Executors to sell said property.

This is improved property known as 4487 Post Place, Unit 68, Nashville, TN 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto GRANTEES, their heirs and assigns in fee simple forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Lions Head Condominiums of record in Plat Book 5200, Page 82, revising Plat Book 4675, page 134, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT to warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantors but no further nor otherwise.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors, as Co-Executors of the Estate of Martha M. Phipps, have caused this instrument to be executed on this 12th day of November, 2020.

Patricia P. Morel
Patricia Anne Phipps Morel, Executrix

John S. Phipps, Jr., Executor

Robert E. Phipps
Robert E. Phipps, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named PATRICIA ANNE PHIPPS MOREL, JOHN S. PHIPPS, JR., and

ROBERT E. PHIPPS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names as Co-Executors.

WITNESS my hand and official seal this 12th day of November, 2020.

Notary Public

My Commission Expires: 09/07/21

RONALD H. BICE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, ~~Bell~~ John A Bell Jr., a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

LIANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY