THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233304** Karen Johnson Davidson County Batch# 592552 **DEEDWARR** 03/16/2021 10:55:41 AM 2 pgs Fees: $13.00 Taxes: $7,492.50 20210316-0034584	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,025,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Nathan L. Phillips and Megan E. Tulac Phillips 3312 And 3316 Lealand Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 09 0 121.00

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, **Thomas Land Deleot, Jr. and Laura C. Deleot, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan L. Phillips and Megan E. Tulac Phillips, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ramage Lea of record in Plat Book 5190, Page 426, 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 Thomas Land Deleot, Jr. and wife Laura Crookston, by Warranty Deed from April F. Baker and Deborah S. Lynn, married to eachother, of record in Instrument No. 20180511-0045414, in the Register's Office of Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Ramage Lea, of record in Plat Book 5190, Page 426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Thomas Land Deleot, Jr. and Laura C. Deleot, husband and wife, by Warranty Deed from Donald R. Ramage, Trustee and Rosalyn R. Ramage, Trustee of the Ramage Family Trust u/a/d June 20, 2008, and Donald R. Ramage and wife, Rosalyn Rikel Ramage, of record in Instrument No. 20150320-0024455, in the Register's Office of Davidson County, Tennessee, dated March 20, 2015 and recorded on March 20, 2015.

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 2021 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 Ramage Lea, as recorded in Plat Book 5190, Page(s) 426.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20161027-0113477 (as to Tract 2).

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11760, Page 28 (as to Tract 2) and Book 11760, Page 32 (as to Tract 1).

This is improved property located at 3312 And 3316 Lealand Lane Nashville TN 37204

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 12th day of March, 2021.

Thomas Land Deleot, Jr
By: Shira Kingrey, Attorney in Fact

Thomas Land Deleot, Jr.
By: Shira Kingrey, Attorney in Fact

Laura C. Deleot
Attorney in Fact

Laura C. Deleot
By: Shira Kingrey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas Land Deleot, Jr. and Laura C. Deleot and that she is authorized by Thomas Land Deleot, Jr. and Laura C. Deleot to execute this instrument on their behalf.

WITNESS my hand, at office, this 12th day of March, 2021.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Notary Public