Box 14
G34412-8

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,085,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 8/6/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 605881 DEEDWARR
04/05/2021 09:22:37 AM 2 pgs
Fees: $13.00 Taxes: $4,014.50

20210405-0043629

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Delaney		
200 Leake Ave	"NEW OWNER"	116-13-0-095.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James C. Phillips, Jr. and wife, Yuliya Phillips,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Delaney and Meghan Conaty Delaney, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 & 2 on the Plan of Bellemeade Subdivision of record in Plat Book 1130, Page 3, 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 James C. Phillips Jr. and wife, Yuliya Phillips by Warranty deed from Lawrence Brett Babat, and wife, Jacqueline Babat of record in Instrument No. 20091013-0094998 Register's Office for Davidson County, Tennessee, dated October 13, 2009 and recorded on October 13, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 200 Leake Ave, Nashville, TN 37205.

This instrument is being executed on behalf of James C. Phillips, Jr. pursuant to a Power of Attorney executed by him on the 1st day of April, 2021, of record in Instrument No. 20210405-0043627 said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Yuliya Phillips pursuant to a Power of Attorney executed by her on the 1st day of April, 2021, of record in Instrument No. 20210405-0043628, said Register's Office for Davidson County, Tennessee.

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 our hands this the 1 day of April, 2021.

James C. Phillips by Nancy Wood Stabell, Attorney-in-Fact

Yuliya Phillips by Nancy Wood Stabell, 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, the within named **Nancy Wood Stabell** 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 on behalf of **James C. Phillips, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **James C. Phillips, Jr.**

Witness my hand and official seal this the 1 day of April, 2021.

My Commission expires _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Wood Stabell** 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 on behalf of **Yuliya Phillips**, as her Attorney in Fact, as the free act and deed of the within named **Yuliya Phillips**.

Witness my hand and official seal this the 1 day of April, 2021.

My Commission expires _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public