This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 4th day of May, 2021.

Notary Public
My commission expires: 1/24/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cavan McCann and Jennifer McCann 3013 Ballenger Drive Nolensville, TN 37135	New Owner	093-11-0C 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELINDA CAROL PHILLIPS, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAVAN MCCANN AND JENNIFER MCCANN, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Rutledge House Condominiums, of record in Plat Book 6200, Page 318, and amended in Book 11700, Page 26, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melinda Carol Phillips, an unmarried woman, by deed dated 06/01/2017, from Kris J. Kinslow and Bridget D. Brinkley, as joint tenants with rights of survivorship, of record in Instrument No. 20170605-0055756, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2 Middleton St, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 4th day of May, 2021.

Melinda Carol Phillips

Karen Johnson Davidson County
Batch# 631926 DEEDWARR
05/10/2021 08:48:39 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210510-0062109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melinda Carol Phillips, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MCP