Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 801882 DEEDWARR
02/08/2022 03:07:12 PM 3 pgs
Fees: $18.00 Taxes: $11,470.00

20220208-0014627

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEP

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Oliver C. Phillips and Andrea Phillips		116 15 0 020.00
(NAME)	(NAME)	
501 Westview Avenue	Same as Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Julian Fry and Christine Fry, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Oliver C. Phillips and Andrea Phillips, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 501 Westview Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 4 day of February, 2022.

GRANTORS:

Julian Fry

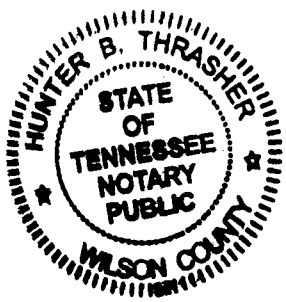
Christine Fry

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Julian Fry and Christine Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 4 day of February, 2022.



Notary Public

My Commission Expires: 10-26-25

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93,94 and 134 and that part of Fifth Street, now closed, lying between said Lot Nos. 93 and 94 and 134 on the Plan of Paul M. Davis' property, as of record in Book 974, Page 85, Register's Office for said County, described together as follows:

Beginning at the Southwest corner of West View Avenue and Glen Eden Avenue or Drive; thence with the Westerly margin of said West View Avenue, Southwestwardly 237.5 feet to the Northeast corner of Lot No. 135; thence Northwestwardly 232 feet; thence Northwardly 313 feet to the Southerly margin of Glen Eden Avenue or Drive; thence with the same Southeastwardly 232 feet to the beginning.

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, being part of Lot No. 134, as shown on the Plan of Paul M. Davis property, as of record in Book 974, Page 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Southerly line of the property conveyed to Robert C. H. Mathews, Jr., of record in Book 2147, Page 104, Register's Office for Davidson County, Tennessee, said point being South 77 degrees 36 minutes East, 146.40 feet from an iron pin in the Easterly line of Davis Estates, Section Two , said point also being North 77 degrees 36 minutes West, 253.33 feet from an iron pin in the Westerly margin of Westview Drive; thence, with a severance line, North 17 degrees 57 minutes East, 170.64 feet to a point; thence, leaving said severance line with the original property line, South 09 degrees 40 minutes West, 170.04 feet to a point; thence North 77 degrees 36 minutes West, 21.60 feet to the point of beginning, containing 2,090 square feet, or 0.05 acre, more or less.

Included in the first above described property but expressly excluded therefrom is that portion of property conveyed to Robert C. H. Mathews, Jr. and wife, Alice Casey Mathews, of record in Book 6295, Page 355, Register's Office, described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, located on the Southerly margin of Glen Eden Drive, being part of Lot Nos. 93 and 134 and part of Fifth Street, now closed, shown on the plan of Paul M. Davis property, as of record in Book 974, Page 84, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Glen Eden Drive, being 232.00 feet, more or less, West of the Westerly margin of Westview Avenue, and being 216.90 feet Easterly from a monument, the Northeast corner to Davis Estates, Section Two, of record in Book 3600, Page 63, Register's Office for said County; thence, with said Glen Eden Drive, South 57 degrees 08 minutes East; 21.79 feet; thence leaving said margin with a severance line, South 17 degrees 57 minutes West 139.04 feet to a point; thence, leaving said severance line with the original property line, North 09 degrees 40 minutes East, 146.18 feet to the point of beginning, containing 1,464.00 square feet, or 0.04 acre. more or less.

Being the same property conveyed to Julian Fry and Christine Fry, husband and wife, by Warranty Deed from John Weaver and Helen Weaver, husband and wife, of record in Instrument No. 20161018-0109989, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016 and recorded on October 18, 2016.