PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 984206 DEEDWARR
03/23/2023 01:22:10 PM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20230323-0021195

Ivey Title, LLC Ref: (DW) Title No.: 63032
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel W. Phillips Peggy S. Phillips 416 Siena Drive Nashville, TN 37205	NEW OWNERS

TAX MAP PARCEL NUMBERS: 129110A41600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$494,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lew Phillips and Helene Phillips, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel W. Phillips and Peggy S. Phillips, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 416 of The Cloister at St. Henry, Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6257, page 665, amended in Book 6834, page 449, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lew Phillips and Helene Phillips, husband and wife, by Warranty Deed from Isabella James, LLC, a Tennessee limited liability company, dated October 11, 2021 and recorded on November 3, 2021, of record in Instrument No. 20211103-0147003, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan,of record shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6237, page 665, amended in Book 6519, page 187, Book 6834, page 449, Instrument No. 20101228-0102374, Instrument No. 20140219-0014189, Book 6042, page 602, amended in Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20180907-0088838, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, dated September

14, 1983, of record in Book 6208, page 137, said Register's Office; All Matters shown on Book 5200, page 676, amended in Book 6250, page 585 and Book 6250, page 924, said Register's Office; Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20160824-0088443, said Register's Office; Charter of the Cloister Owners Association of record in Book 6076, page 204, said Register's Office; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109631, said Register's Office.

This is improved property, known as 416 Siena Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2023.

Lew Phillips

Helene Phillips

State of Tennessee

County of Davidson

On this 22nd day of March, 2023, before me the undersigned authority, personally appeared Lew Phillips and Helene Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $494,000.00.

Margaret Smith
Affiant

Sworn and subscribed before me this 22 day of March, 2023.

Sandra Denise Woods
Notary

My Commission Expires: 