Box 13 #7720

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Donald Nickey II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Nickey II	American Home Mortgage Acceptance, Inc.	171-3A-99
(NAME)	(NAME)	
4737 Potomac Lane	520 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Melville, NY 11747	
(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, Laurence N. Phelps and wife, Lisa L. Phelps, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Nickey II, *husband 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. 204 on the Plan of Section Four, Fredericksburg, of record in Plat Book 7900, Page 509, and amended in Book 7900, Page 749, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Laurence N. Phelps and wife, Lisa L. Phelps, by deed of record in Book 9794, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4737 Potomac Lane, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 04/29/04 10:31 2pgs
Fees:13.00 Taxes:1008.25



20040429-0048567

Witness our hands this 23rd day of April, 2004.

Laurence N. Phelps

Laurence N. Phelps by Mary Catherine McAnulty

Lisa L. Phelps

Lisa L. Phelps by Mary Catherine McAnulty

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23rd day of April, 2004, before me personally appeared Mary Catherine McAnulty, the person who executed the foregoing instrument on behalf of Laurence N. Phelps and wife, Lisa L. Phelps and who acknowledged that she executed the same as the free act and deed of the said Laurence N. Phelps and wife, Lisa L. Phelps, through Power of Attorney granted Mary Catherine McAnulty by the said Laurence N. Phelps and wife, Lisa L. Phelps.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2004.

Commission expires:

Notary Public

KEITH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006