File No. 20050268

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 09:50 2 pgs
Fees:13.00 Taxes:566.47
20060103-0000267

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,100.00

Helen Hooper Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Hooper Gibbs	Decision One Mortgage Company, LLC	150-2-156.00
(NAME)	(NAME)	
817 Lake Terrace Drive	6060 J. A. Jones Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Charlotte, NC 28287	
(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, Robert F. Phelps, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Hooper Gibbs and husband, Steven Gibbs, 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. 34, on the Plan of Revised, Section one, Harbor Gate, as shown by plat appearing of record in Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert Phelps, unmarried, by Warranty Deed from Thomas J. Neumann, Trustee and wife, Janice M. Neumann, Trustee, of the Neumann Revocable Living Trust, dated **November 30, 2004,** of record in Instrument No. 20041203-0144128, Register's Office for Davidson County, Tennessee; Being further conveyed to Robert F. Phelps, an unmarried man and Wanda Bowman, an unmarried woman, as tenants in common, with expressed rights of survivorship, by QuitClaim Deed, dated **November 30, 2004**, of record in Instrument No. 20041208-0146124, said Register's Office; being further conveyed to Robert F. Phelps by QuitClaim Deed dated **March 9, 2005**, of record in Instrument No. 20050309-0026266, said Register's Office; being further conveyed to Robert F. Phelps and Wanda Bowman Phelps, by QuitClaim Deed dated **May 2, 2005**, of record in Instrument No. 20050503-0049164, said Register's Office; being further conveyed to Robert F. Phelps by deed from Wanda Bowman Phelps, dated **August 24, 2005**, of record in Instrument No. 20050901-0105264, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6486, page 436; Book 6597, Page 157; and Book 6599, page 984, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 817 Lake Terrace Drive, Nashville, TN 37217

(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.

Witness my hand this 30th day of December, 2005.

Robert F. Phelps

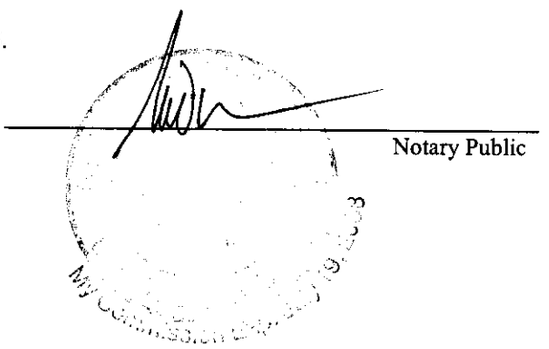
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COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Phelps, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2005.

Commission expires:



Notary Public