WARRANTY DEED

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda L.Stucky	New Owner	
(NAME)	(NAME)	
136 McMurray Circle		**Map 147-16-A**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	**Parcel 36.00**
(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, **JERRY LYNN PHELPS JR., UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA L. STUCKY, unmarried,** 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. 36 on the Plan of McMurray Court, a de minimus planned unit development of record in Plat Book 6250, page 230 and amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Lynn Phelps, Jr., single by Warranty Deed from Stephen J. Shelton, married of record as Instrument No. 20050531-0061130, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 230 and amended in Book 6866, page 144, said Register's Office; (c) Restrictive covenants contained in Book 6446, page 539, Book 6481, page 849 (amended), Book 7325, page 261 (amended-as to specific lots 50-55), Book 7338, page 23 (amended) and Book 8631, page 850 (amended), said Register's Office; and (d) Charter of record in Book 6468, page 196 and amended in Book 7529, page 439, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 136 McMurray Circle, Nashville, TN 37211

(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 27th day of July, 2007.

Jerry Lynn Phelps, Jr., by Robert L Scruggs/AIF
Jerry Lynn Phelps Jr.
By: Robert L. Scruggs, Attorney In Fact

Davidson County DEEDWARR
Recvd: 08/08/07 07:51 2 pgs
Fees:13.00 Taxes:388.50

20070808-0094609

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of July, 2007, before me personally, Robert L. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerry Lynn Phelps, Jr. and acknowledged that he executed the same as the free act and deed on behalf of Jerry Lynn Phelps, Jr.

Witness my hand and seal this 27th day of July, 2007.

My commission expires: _____ Notary Public

