WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Dedrick L. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dedrick Phelps	Guaranty Trust Company	71-11-0/242.00
(NAME) 1410 Stainback Ave.	(NAME) P. O. Box 1218	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro, TN 37129	
(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, **Jamie Hyden, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dedrick L. Phelps, 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 lots 169 and 170 on the plan of Highland Land Company subdivision of record in Plat Book 421, page 14 Register's office of Davidson County, Tennessee to which plat reference is here by made for a more complete and accurate description thereof.

Being the same property conveyed to Jamie Hyden from Infinity Homes inc by Deed dated July 30th, 2007 and filed for record in Instrument No. 20070801-0091423 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plat of record in Plat Book 421, page 14 Register's office of Davidson County, Tennessee.

Subject to nay and all restrictions and easements of record in the Register's Office of Davison County, Tennessee.

2008 Taxes have been prorated and assumed by the parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 1410 Stainback Ave., Nashville, TN 37207
(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 4th day of April, 2008.

Jamie Hyden

Davidson County DEEDWARR
Recvd: 04/07/08 14:22 2 pgs
Fees:13.00 Taxes:382.95

20080407-0035149

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Jamie Hyden 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 at Nashville, Tennessee this 4th day of April, 2008.

Commission expires: February 21, 2012

Judith Jacobs Notary Public

