BILL GARRETT, Davidson County
Trans:T20120097357 DEEDWARR
Recvd: 12/20/12 10:06 2 pgs
Fees:13.00 Taxes:1052.90
20121220-0117320

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012110015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $284,568.00

Sworn to and subscribed before me this 19th day of December, 2012.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Gary B. Wilcox		091-120-312.00
4502 Indiana Avenue	New Owner	
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James E. Phelps, Jr. and wife, T. Elaine Phelps**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary B. Wilcox , a married man and Amy E. Wilcox, an unmarried woman as Joint Tenant with right of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 411 of Block 84 on the Plan of Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

TRACT II: Being a portion of an alley formerly owned by Metropolitan Government and beginning at a point in the Southerly margin of an existing alley at the Northwest corner of the property owned by James R. Baskette, et ux, as of record in Book 2511, Page 137, Register's Office for Davidson County, Tennessee, thence Westwardly along the margin of said alley 25 feet to a point being the Northeast corner of the property owned by Albert H. Johnson, et ux, as of record in Book 3068, Page 599, Register's Office for Davidson County, Tennessee, thence in a Southerly direction between parallel lines 75 feet to a line which measures 25 feet thereon.

Being a portion of the same property conveyed to James E. Phelps, Jr. and wife, T. Elaine Phelps by Warranty Deed from Billy Mac Johnson and wife, Joyce Mai Johnson of record at Instrument No. 20080918-0095444, Register's Office for Davidson County, Tennessee.

This is improved property known as **4502 Indiana Avenue, Nashville, TN 37209.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this19th day of December, 2012.

James E. Phelps, Jr.

T. Elaine Phelps

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, James E. Phelps, Jr. and T. Elaine Phelps, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2012.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015