24589-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130004266 DEEDWARR
Recvd: 01/16/13 09:05 2 pgs
Fees:13.00 Taxes:2053.50
20130116-0005013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$555,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2013.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
2922 Westmoreland Drive, LLC	**NEW OWNER**	**Map 104-14-0 Parcel 049-00**
2922 Westmoreland Dr		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sam T. Phelps and Lauren Leonard, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2922 Westmoreland Drive, LLC, a Florida limited liability company

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 easterly half of Lot No. 17 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee and being described as follows:

SAID easterly half of Lot 17 fronts 40 feet on the northerly side of Westmoreland Drive and runs back between parallel lines 185 feet to an alley.

BEING the same property conveyed to Sam T. Phelps, a single man, by Deed dated June 2, 2008, from Robert A. Sindle, an unmarried man, of record in Instrument No. 20080603-0056253, Register's Office for Davidson County, Tennessee.

LAUREN Leonard, spouse of the above named Sam T. Phelps, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Lauren Leonard, pursuant to a Power of Attorney executed by same on the 2nd day of January, 2012, of record in Instrument No. 20130116-0005012, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (x) Unimproved (____) property, known as **2922 Westmoreland Dr, Nashville, TN 37212**

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 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/our hand(s) this **10th** day of **January, 2013.**

Sam T. Phelps
Lauren Leonard by Attorney-in-Fact

Lauren Leonard by Sam T. Phelps, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, a Notary Public of said County and State, **Sam T. Phelps,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **January, 2013.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

On this 10th day of January, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Sam T. Phelps**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Lauren Leonard**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lauren Leonard**, for the purpose therein contained, by signing the name of **Lauren Leonard,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **January, 2013.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.