BILL GARRETT, Davidson County
Trans: T20130037881 DEEDWARR
Recvd: 05/07/13 09:36 2 pgs
Fees: 13.00 Taxes: 638.25

20130507-0045856

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of April, 2013.

Notary Public

(Affix Seal)

My Commission Expires: 4-23-14

TAMMY ANN HARRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

AT-20130065

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Marc Phelan and Amy P. Phelan	Wilson Bank & Trust	083.15-0-045.00
2702 Noonan Drive	1436 W. Main	
Nashville, TN	Lebanon TN 37087	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Judy McHaffey Hambrick and James Stephen McHaffey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Marc Phelan and wife, Amy P. Phelan**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 73 on the Plan of Portland Park, Section II of record in Book 2900, page 40, Register's Office for said County, as amended by instrument of record in Book 3220, page 307, said Register's Office. Said lot fronts 82 feet on the westerly side of Noonan Drive and runs back between lines, 102.25 feet on the northerly line and 143.85 feet on the southerly line to a broken line in the rear on which measures 81.38 feet.

Being the same property conveyed to Judy McHaffey Hamrick and James Stephen McHaffey from ~~Connie~~ Corrine M. McHaffey and Judy McHaffey Hambrick by Warranty Deed dated January 31, 2003 and recorded January 31, 2003 in Instrument #20030131-0013351, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2702 Noonan Drive, Nashville, TN .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 25th day of April, 2013

Judy McHaffey Hambrick

James Stephen McHaffey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named **Judy McHaffey Hambrick and James Stephen McHaffey** , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 25th day of April, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY