	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$68,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of November, 2013. Hillary Torrence Notary Public My commission expires: 11-28-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary LeAnn Phelan	New Owner	**169-00-0-113**
1370 Deal Rd.		BILL GARRETT, Davidson County Trans:T20130093933 DEEDWARR Recvd: 11/04/13 09:02 2 pgs Fees:13.00 Taxes:251.60
Burns, TN 37029		20131104-0113995

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

BARBARA C. HASELTON, A WIDOWED WOMAN,

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

MARY LEANN PHELAN, UNMARRIED,

HEREINAFTER CALLED THE GRANTEE, HER 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(s) 3, as shown on the map entitled Haselton Subdivision, Section Two, of record in Plat Book 6250, page 805, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BARBARA C. HASELTON, by Deed of record in Book 8485, page 489, dated November 3, 1991, and by Deed of record as Instrument No. 20120608-0050126, dated June 6, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **8644 Haselton Road, Nashville, TN 37221**.

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 1st day of November, 2013.

Barbara C Haselton

Barbara C. Haselton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Barbara C. Haselton**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **November, 2013.**

Hillary Torrence

Notary Public
My Commission Expires: 11-28-16

