RETURN & RECORD TO:
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20140006312 DEEDQC
Recvd: 01/28/14 09:27 2 pgs
Fees:12.00 Taxes:0.00
20140128-0007614

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2014.

Notary Public

My commission expires: 12-23-14

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bobby F. Phelan	**NEW OWNER**	**03300000300**
1385 Campbell Road	**SAME**	
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Troy H. Phelan and wife, Andrea E. Phelan,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Bobby F. Phelan** herein called "GRANTEE(S)", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

The following described real estate, to-wit: A Tract of land in the 10th Civil District of Davidson County, Tennessee, being in the east part of Lot No. 4 on the Map of the Cole Lands, of record in Plan Book 1, Page 100, Chancery Court at Nashville, also of record in Book 58, Page 47, Register's Office for said County.

Beginning at a point in the northerly line of Campbell Road, corner of T. L. Clark; thence North 217.5 feet to a point; thence South 88 deg. 30 min. East 100 feet to a point; thence South 217.5 feet to a point in said Campbell Road; thence North 88 deg. 30 min. West with the northerly margin of said Campbell Road 100 feet to the point of beginning, containing 0.50 acres, according to a survey dated May 5, 1956, by N.G. Jenkins, Serveyor.

BEING THE SAME PROPERTY CONVEYED TO TROY H. PHELAN AND WIFE, ANDREA E. PHELAN AND STEPHEN M. PEARSON BY WARRANTY DEED FROM MICHAEL ALAN CANTRELL AND WIFE, TAMMY LYNN CANTRELL DATED 06/15/07 AND RECORDED ON 06/21/07 IN INSTRUMENT NO. 20070621-0073929, BEING FURTHER CONVEYED TO BOBBY F. PHELAN BY QUITCLAIM DEED FROM STEPHEN M. PEARSON OF RECORD IN INSTRUMENT NO. 20080117-0005281, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is **improved** property known as **1312 Campbell Road, Goodlettsville, TN 37072**

WITNESS my/our hand(s) this 15th day of January, 2014.

TROY H. PHELAN

Andrea Elaine Phelan

ANDREA E. PHELAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **TROY H. PHELAN AND ANDREA E. PHELAN,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2014.

Jessica Kimbro
Notary Public

My Commission Expires: 12-23-14

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY