This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $287,500.00.

Ellen M. Gennaro
Affiant

Subscribed and sworn before me this the 5th day of May, 2014.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ellen M. Gennaro, Trustee 2528 Brittany Drive Nashville, TN 37206	new Owner	83-12-177

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LUM W. PHELPS AND PAULINE PHELPS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELLEN M. GENNARO, TRUSTEE OF THE ELLEN M. GENNARO FAMILY TRUST, DATED OCTOBER 1, 2003, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 Eastland Acres, Section7, of record in Book 2330, page 114, as amended in Book 3309, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lum W. Phelps and Paulina Phelps, Married, by Warranty Deed from Linda V. Hardin, dated July 21, 1998, of record in Book 11030, page 941, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2528 Brittany Drive, Nashville, TN 37206.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of May, 2014.

Lum W. Phelps

Pauline Phelps

BILL GARRETT, Davidson County
Trans: T20140032787 DEEDWARR
Recvd: 05/12/14 14:13 2 pgs
Fees: 13.00 Taxes: 1063.75
20140512-0040523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lum W. Phelps and Pauline Phelps, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2014.

My commission expires:

1/15/17



Notary Public