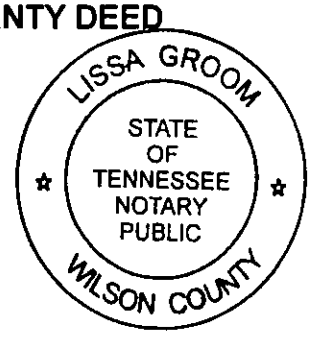
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20140034332 DEEDWARR
Recvd: 05/16/14 12:22 3 pgs
Fees: 18.00 Taxes: 277.50



20140516-0042284

STATE OF TN
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.17.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josephine Phelps	Josephine Phelps	10614013100
(NAME)	(NAME)	
3325 Smith Springs Road	3325 Smith Springs Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Belinda Francine Simpson and Teresa Gale Kenney co-executors of the Estate of Francis J. Burton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Josephine Phelps and James Hampton**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 34, on the plan of Sharpe Park, as of record in Book 2330, page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Belinda Francine Simpson and Teresa Gale Kenney by Will from Francis J. Burton filed on July 23, 2012 in Probate No. 12P891, Clerks Office of Davidson County, Tennessee

All matters as set forth on the plat of record in Plat Book 2330, Page 105, Register's Office for said County.

Restrictive Covenants of record in Book 2635, Page 535, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Property Taxes for 2014 to be paid by GRANTEE(S)

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 73 Lyle Lane, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 14th day of May, 2014.

Belinda Francine Simpson

Teresa Gale Kenney Co-Executor
Teresa Gale Kenney

State of _____
County of _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Belinda Francine Simpson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton within named bargainor, and that he as such co-executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as such co-executor.

Witness my hand and official seal at office at _____, Arizona, this 14th day of May, 2014.

Notary Public
My Commission Expires:

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Gale Kenney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton within named bargainor, and that he as such co-executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as such co-executor.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 14th day of May, 2014.

Notary Public
My Commission Expires:

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 14th day of May, 2014.

Belinda Francine Simpson

Teresa Gale Kenney

State of Arizona
County of Maricopa

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Belinda Francine Simpson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton within named bargainor, and that he as such co-executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as such co-executor.

Witness my hand and official seal at office at Glendale, Arizona, this 14th day of May, 2014.

MIRZA KEVRIC
Notary Public - Arizona
Maricopa County
My Comm. Expires Feb 11, 2018

Notary Public
My Commission Expires: 2/11/18

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Gale Kenney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton within named bargainor, and that he as such co-executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as such co-executor.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 14th day of May, 2014.

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122