BILL GARRETT, Davidson County
Trans:T20140049214 DEEDWARR
Recvd: 07/10/14 10:32 2 pgs
Fees:13.00 Taxes:358.90
20140710-0060740

WARRANTY DEED

L. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Morris	WAYNE MORRIS PROPERTIES	092030142.00
(NAME)	(NAME)	
2202 Albion Street	P.O. Box 120601	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Estate of Wade L. Phelps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne Morris**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Number 20 on the Map of the Subdivision of the West part of Lot Number 2 in the Subdivision of the Harding Lytle Tract, as of record in Book 974, Page 52, Register's Office for said County.

Being the same property conveyed to Wade L. Phelps, an unmarried man by deed dated February 14, 1983 from Jimmy P. Phelps, Trustee of record in Book 6013, Page 421, Register's Office for Davidson County, Tennessee. The said Wade L. Phelps has since died testate on May 29, 2013 and by Last Will and Testament probated in Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 13P994, Irvin Oten was named executor with the power to sale said real property.

unimproved ☐

This is improved ☒ property, known as **2202 Albion Street, Nashville, TN 37208**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of July, 2014.

The Estate of Wade L. Phelps

By: Irvin B. Oten Exc

Irvin Oten, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Irvin Oten**, with whom I am personally acquainted, or proved to me on the bases of satisfactory evidence, to be the **Executor** of **The Estate of Wade L. Phelps** and as such has executed the foregoing instrument as said **Executor** and acknowledged that he executed the same as his free act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2014.

Commission expires: May 8, 2017

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

L. Dyke Tatum Notary Public