THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF August, 2014 Notary Public MY COMMISSION EXPIRES: March 6, 2018 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140059457 DEEDWARR
Recvd: 08/13/14 12:12 2 pgs
Fees:13.00 Taxes:674.88
20140813-0073159

LISA SALLEE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-06-2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Phelps	New Owner	MAP
8207 Sawyer Brown Road #O6		PARCEL 142-01A-100.00CO
Nashville, TN 37221		
(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, **Steven Byron & wife Sylvia Byron**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Phelps and Colleen I. Phelps, husband and wife**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. O-6 together with the Carport designated No. O-6-C of River Plantation, Section One, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation of record in Book 4562, Page 474, as amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit O-6 together with the Carport designated No. O-6-C, as shown of record in Plat Book 4460, Page 59, said Register's Office, to which reference is hereby made; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Steven Byron, an unmarried man by Warranty Deed from Clive D. Norman, unmarried, of record in Instrument No. 20071102-0129450, Register's Office for Davidson County, Tennessee, dated October 25, 2007 and recorded on November 7, 2007.

Being the same property conveyed to Steven Byron, a married man by Quitclaim Deed from Steven Byron, a married man who acquired title as an unmarried man, of record in Instrument No. 20121130-0109797, Register's Office for Davidson County, Tennessee, dated August 21, 2012 and recorded on November 30, 2012.

Being also known as 8207 Sawyer Brown Road #O6, Nashville, TN 37221

Sylvia Byron, spouse of Steve Byron joins in this conveyance for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8207 Sawyer Brown Road #O6, 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 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 our hand(s) this the ~~19th~~ 12th day of August, 2014.

Steven Byron

Sylvia Byron

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Byron** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the ~~19th~~ 12th day of August, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sylvia Byron** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the ~~19th~~ 12th day of August, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN