BILL GARRETT, Davidson County
Trans:T20140075378 DEEDWARR
Recvd: 10/06/14 13:45 2 pgs
Fees:13.00 Taxes:554.63
20141006-0092427

RECORD AND RETURN TO: ~~Limestone Title and Escrow, LLC 5200 Maryland Way Suite 202 Brentwood, Tennessee 37027~~ → Main Street Title 3054 Lakeshore Drive Old Hickory, TN 37138
File No.: TN144811

WARRANTY DEED

ED TIGNOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Matt Ratliff
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014.

Ed Tignor
NOTARY PUBLIC

My commission expires: 5/8/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Phelps and Linda Phelps 1322 Sioux Terrace Madison, TN, 37115	SAME AS NEW OWNER	052-12-0-085.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($149,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDRES MATA AND WIFE, CARIDAD L. GE MARTINEZ**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GARY L. PHELPS AND LINDA PHELPS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andres Mata and wife, Caridad L. Ge Martinez, by Warranty Deed from William F. Winchester and wife, Bettie Jo Winchester, dated 4/29/2005, recorded 5/2/2005, of record in Instrument No. 20050502-0048718, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1322 Sioux Terrace, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ~~30th~~ 1st day of ~~September~~ October, 2014.

ANDRES MATA

CARIDAD L. GE MARTINEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andres Mata and wife, Caridad L. Ge Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~30th~~ 1st day of ~~September, 2014~~ October, 2014.

Notary Public

Karen L. Trusty
Printed Notary Name

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016