This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140092692 DEEDWARR
Recvd: 12/11/14 10:45 2 pgs
Fees:13.00 Taxes:129.50
20141211-0113435

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony R. Clouse 134 Hills Hollow Road Goodlettsville, TN 37072	SAME	07112014400

THIS INDENTURE, made this 9th day of December, 2014 between

Robert M. Phelps and Priscilla Kay Eidson

of Rutherford County, Tennessee, hereinafter referred to as **Grantor**, and

Tony R. Clouse

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 23 on the Plan of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Mitchell Phelps and Priscilla Kay Eidson by Deed dated 1/31/91 from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8289, Page 326, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 909 Chickasaw Avenue, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Robert M. Phelps

Priscilla Kay Eidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert M. Phelps and Priscilla Kay Eidson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 9th day of December, 2014.

Notary Public My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $35,000.00.

Affiant

Sworn to and subscribed before me, this 9th day of December, 2014.

Notary Public My Commission Expires: 11/3/15