This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140095805 DEEDWARRSP
Recvd: 12/23/14 08:38 4 pgs
Fees:23.00 Taxes:555.00
20141223-0117171

File #26695-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Kristin Barlowe and James Clauer 4316 Colorado Avenue Nashville, TN 37209	Same	081-07-0/631-00 081-07-0/632-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **IRVIN OTEN, EXECUTOR OF THE ESTATE OF WADE LEE PHELPS**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **KRISTIN BARLOWE**, a fifty percent (50%) undivided interest, and **JAMES CLAUER**, a fifty percent (50%) undivided interest, as tenants-in-common, (hereinafter referred to as the "**Grantees**"), their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

THIS is improved property known as 1801 & 1803 12th Avenue North, Nashville, Tennessee 37208.

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, successors and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 15th day of December, 2014.

ESTATE OF WADE LEE PHELPS

By: _____

Name: Irvin Oten
Its: Executor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **IRVIN OTEN**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the Executor of the **ESTATE OF WADE LEE PHELPS**, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the **ESTATE OF WADE LEE PHELPS** by himself as such Executor.

WITNESS my hand, at office this 15th day of December, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Dana M. Meadows
Affiant

Subscribed and sworn to before me this
15th day of December, 2014.

Notary Public
My Commission Expires

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

EXHIBIT A
LEGAL DESCRIPTION

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 80 on the plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 80 fronts 62 feet on the westerly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

BEING all of the same property conveyed to Nancy J. Henderson, by Deed dated February 9, 1981, from Bobby Watts, of record in Book 5709, Page 180, and further conveyed to Bobby Watts by Quitclaim Deed dated February 23, 1983 from Nancy J. Henderson, of record in Book 6010, Page 935, Register's Office for Davidson County, Tennessee. The said property was further divested out of Bobby Watts and vested in George W. Lesley by Final Decree Confirming Sale dated September 25, 1986, of record in Book 7017, Page 629, and further conveyed to Wade L. Phelps by Quitclaim Deed dated March 19, 1987 from George W. Lesley and Richard Manson, Trustee, of record in Book 7174, Page 354, Register's Office for Davidson County, Tennessee.

Tract 2:

LAND in the 19th Civil District of Davidson County, Tennessee, being Lot No. 81 on the plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 81 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

BEING all of the same property conveyed to William Gilbert Dowell and wife, Annie Dowell, by Deed dated November 30, 1964, of record in Book 3838, Page 343, Register's Office for Davidson County, Tennessee. The said Annie Dowell having since died. The said property was further conveyed to Wade L. Phelps by Quitclaim Deed dated February 11, 1998 from William G. Dowell, of record in Book 10802, Page 418, Register's Office for Davidson County, Tennessee.

The said Wade L. Phelps having since died on May 29, 2013, and by the Last Will and Testament of Wade Lee Phelps, probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 13P-994, Irvin Oten was named Executor with the power to sell said property. The said property was further conveyed to Irvin Oten, Executor of the Estate of Wade L. Phelps, by Quitclaim Deed dated December 3, 2013 from Irvin Oten, Executor of the Estate of Wade L. Phelps, deceased, of record in Instrument No. 20131203-0123105, said Register's Office.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) All matters shown on the Plan of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.