Davidson County DEEDWARR
Recvd: 12/30/14 14:54 3 pgs
Fees:18.00 Taxes:440.30
20141230-0118979

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2014.

Notary Public
My commission expires: 6-30-18

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hattie M. Gordon 1533 11th Avenue North Nashville, TN 37208	New Owner	08112021200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, IRVIN OTEN, EXECUTOR OF THE ESTATE OF WADE LEE PHELPS, Deceased, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to HATTIE M. GORDON, hereinafter called the Grantee, her successors 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 No. 84 on the Plan of McGavock Wetmore and Others' Addition to Nashville, called the Addition ot the Town of McGavock, of record in Book 21, Page 41, Register's Office of Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the westerly side of 11th Avenue North and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of the same conveyed to the State of Tennessee by deed from Joe Jennings and wife, Rebecca Jennings, dated 6/28/67 of record in Book 4117, Page 564, Register's Office of said County, the same being more particularly described as follows:

Beginning at a point on the westerly margin of 11th Avenue, said point being the common corner of Lots 82 & 84 om McGavock, Wetmore and Other's' Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office of said County; thence along the westerly margin of said Avenue and the easterly boundary of said Lot 84, N 33 deg. 42 min. 21 sec. W 50 feet to the common corner of said Lot No. 84 and Lot No. 85 on the aforesaid Subdivision; thence along the common line between said Lots Nos. 84 and 85, S 56 deg. 15 min. 28 sec. W 11.12 feet to a point; thence with a line of severance S 0 deg. 49 min. 19 sec. W 60.72 feet to a point on the common line between said Lots 82 and 84; thence along said common line N 56 deg. 15 min. 28 sec. E 45.54 feet to the point of beginning, containing 1416 square feet.

Being the same property conveyed to Wade L. Phelps by deed from Rebecca Jennings dated 8/1/01 of record in Instrument No. 200108210090298, Register's Office of Davidson County, Tennessee. Wade L. Phelps, aka Wade Lee Phelps, died testate on 5/29/13 and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 013P-994, the Testator specifically directed the property hereinabove-described to be sold.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1533 11th Avenue North, Nashville, TN 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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of December, 2014.

IRVIN OTEN, EXECUTOR OF
THE ESTATE OF WADE LEE PHELPS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Irvin Oten, Executor of the Estate of Wade Lee Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at office on this 18th day of December, 2014.

My commission expires: 6-30-18

Notary Public

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

