WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/15 08:11 3 pgs
Fees:18.00 Taxes:962.00
20150429-0038099

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Thomas	NEW OWNER	07206008100
(NAME)	(NAME)	
9619 Deer Track Court		07206008200
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Josephine Phelps, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chris Thomas, married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1
Land in Davidson County, Tennessee being the Westerly 37.5 feet of Lot N and the Easterly 12.5 feet of Lot M, on the Map of W. P. ready's Revised and Corrected Plan of E. J. Childer's Subdivision of the J. H. Ambrose Tract of record in Book 332, Page 134, Register's Office for said County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said parts of said lots front together 50 feet on the Northerly side of Elvira Avenue and run back between lines 268 feet more or less on the Westerly line and 265 feet more or less on the Easterly line to a dead line in the rear which measures 50.4 feet.

Tract 2
Land in Davidson County, Tennessee being part of Lot "N" on the Corrected Plan of E.J. Childers' Subdivision of J.H. Ambrose Tract, of record in Book 332, Page 134 , Register's Office for Davidson County, Tennesse and described as follows:

Beginning at a point in the Northerly margin of Elvira Avenue said point being 139.5 feet West of the Southeast corner of Lot "O" and being the Southeast coerner of this tract; thence with the margin of Elvira Avenue Westerly 35.5 feet to a point; thence Northerly 245.0 feet more or less, to a point; thence Easterly 35.8 feet more or less to a point; thence Southerly to the margin of Elvira Avenue.

Being the same property conveyed to Josephine Phelps, a married person by Warranty Deed from Roland Edward Cannon, Conrad Cannon, Joe C. Cannon, Joyce Spurlock and Virginia Crowley, dated 4/9/2015, recorded 4/13/2015 of record in Instrument No. 20150413-0032559 and Instrument No. 20150413-0032564 the

Register's Office for Davidson County, Tennessee.The said Agnes L. Cannon has since died on 06/29/2010 and the interest in and to the conveyed herein passed at the death of Agness L. Cannon to Roland Edward Cannon, Conrad Cannon, Joe C. Cannon, Joyce Spurlock and Virginia Crowley as her sole surviving heirs at law, and Affidavit of Heirship is of record in Instrument Number 20150407-0030209 and 20150407-0030210 said Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 332, Page 134, and (2) Subdivision restrictions, building lines and easements of record as shown on the plat of record in Book 332, Page 134, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1015 - 1017 Elvira Avenue, B, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of April, 2015.

Josephine Phelps

State of Tennessee
County of Williamson

Personally appeared before me Josephine Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of April, 2015.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

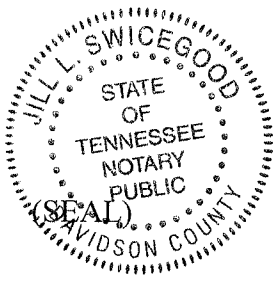
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018