(1)

BILL GARRETT, Davidson County
Trans:T20150040514 DEEDWARR
Recvd: 05/26/15 12:30 2 pgs
Fees:13.00 Taxes:739.63
20150526-0048063

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03-07-17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7528 STURGEON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nicholas G. Sturgeon and Sandra M. Sturgeon	Gateway Mortgage Group, LLC	173090A03200CO
7329 Althorp Way	6910 East 14th St.	
Nashville, TN 37211	Tulsa, Ok 74112	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY PHELPS AND WIFE, ANGELA PHELPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NICHOLAS G. STURGEON AND SANDRA M. STURGEON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7329 Althorp Way, Nashville, TN 37211

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 our hand hand on the 21st day of May, 2015.

Timothy Phelps

Angela 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, TIMOTHY PHELPS AND ANGELA PHELPS, the bargainor(s), 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 official seal at Franklin, Tennessee, this 21st day of May, 2015.

Notary Public

My Commission Expires: 9-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

15-7528 STURGEON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Lenox Village of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Phelps and wife, Angela Phelps by Warranty Deed from Theresa Marie Wiant and husband, Mark Andrew Raasch, recorded on the 4th day of April, 2007 in Instrument No. 20070404-0040338, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Declaration of Covenants, Conditions and Restrictions together with By-Laws, rules, regulations, etc., for Lenox Village recorded in Instrument No. 20020315-0032826, supplemented and amended at Instrument Nos. 20020911-0110906, 20031212-0178492, 20060612-0069716, 20070830-0104306 and Master Deed Declarations recorded at Instrument Nos. 20020315-0032825 and 20021226-0158459 as amended at Instrument No. 20080326-0030449, and any further applicable amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.

e. Deed of Conveyance to Homeowners Association for common areas recorded at Instrument No. 20020501-0053757 and refiled in Instrument No. 20020507-0056338.

f. Matters appearing on the plat recorded in Instrument No. 20020319-0033866 and Plat Book 421, Page 146 , including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

g. Easement recorded in Book 7361, Page 230, Book 7985, Page 449 and Instrument Nos. 20011129-0130322, 20011106-0121932, 20010918-0100850, 20011112-0123853 and 20010103-0000902.

h. Storm Water Detention Agreement recorded at Instrument No. 20020408-0042676.

i. Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.