THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1283

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis Phelps Rachael Phelps 116 Newton Nook Brentwood, TN 37027	BMO Harris Bank N.A. 1200 E. Warrenville Road Naperville, IL 60563	172-13-A-38.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $384,900.00

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2015.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150042196 DEEDWARR
Recvd: 06/01/15 09:36 2 pgs
Fees:13.00 Taxes:1424.13
20150601-0050158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I, **Edward Manookian, Executor of the Estate of Norman G. Manookian,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Travis Phelps and Rachael Phelps, husband and wife,** hereinafter called the Grantees, their heirs 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. 107, on the Plan of Section One, Williams Grove, of record in Book 9700, page 520, as amended in Book 9700, pages 580, 581, and 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Norman G. Manookian and wife, Carnetha Manookian by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, dated September 30, 1998, recorded October 7, 1998, of record in Book 11148, page 178, Register's Office for Davidson County, Tennessee.

Carnethia Manookian died on February 28, 2011 leaving Norman G. Manookian as the surviving tenant by the entirety. Norman G. Manookian died on October 21, 2014 and the said Edward Manookian having been appointed Executor of the Estate of Norman G. Manookian was authorized to sell subject property pursuant to Order under Docket No. 14P2071, in the Probate Court of Davidson, Tennessee. Norman G. Manookian and Norman Manookian being one and the same person.

This is improved property located at: **116 Newton Nook, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **May, 2015.**

GRANTOR(S)

THE ESTATE OF NORMAN G. MANOOKIAN

By: _____
Edward Manookian, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Manookian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Norman G. Manookian, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal on this the **19th** day of **May, 2015.**

_____
Notary Public
My Commission Expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017