BILL GARRETT, Davidson County
Trans:T20150068831 DEEDWARR
Recvd: 08/17/15 10:12 2 pgs
Fees:13.00 Taxes:684.50

20150817-0082231

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: May 27, 2017

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE ROBERT A. WITT III COUNTY OF DAVIDSON My Comm. Expires

File #9633

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josephine Phelps	New Owner	08301025600
(NAME)	(NAME)	
1004 Petway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Diana L. Griffin, Trustee for Travis Eugene Dowan, Jr. a minor and Diana L. Griffin, Individually,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Josephine Phelps,** 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:

Being a part of Lot 6 on the Plan of the Division of the real estate of John Hobson, deceased, as of record in Minute Book "L", page 363, of the Circuit Court for said County, described as follows:

Beginning on the southerly margin of Petway Avenue at a point 150 feet east of the land formerly owned by A.W. Hooker Trustee, the subdivision of which is of record in Book 57, page 131, thence with the southerly margin of Petway Avenue, eastwardly 50 feet to the northwest corner of the property conveyed to Zack Q. Meyers, by deed from Lewis T. Baxter and wife, as of record in Book 675, page 703; thence with his westerly line, southwardly 150 feet; thence westwardly and parallel with Petway Avenue 50 feet; thence northwardly 150 feet to the beginning.

Being the same property conveyed to Denise Hatcher Hammonds, a married woman by quitclaim deed dated August 15, 1990 of record in Book 8209, Page 109, Register's Office for Davidson County, Tennessee. Denise Hatcher Hammonds died testate leaving the property to be sold by Diana L. Griffin, pursuant to a court order in Davidson County, Tennessee, Probate Court in Docket 12P453

unimproved ☐

This is improved ☑ property, known as 1004 Petway Avenue, Nashville, TN 37206

(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 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. 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/our hands this 30th day of July, 2015.

Diana L. Griffin, Trustee for Travis Eugene Dowan, Jr. a minor Diana L. Griffin

State of Tennessee
County of Williamson

Personally appeared before me Diana L. Griffin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July 2015.

Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF TENNESSEE ROBERT E. TURNER III COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

State of Tennessee
County of Williamson

STATE OF TENNESSEE
COUNTY OF *

On this 30th day of July, 2015, before me, personally appeared Diana L. Griffin as Trustee for Travis Eugene Dowan, Jr. a minor, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and seal this 30th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF TENNESSEE ROBERT E. TURNER III COUNTY OF DAVIDSON My Comm. Expires May 8, 2017