Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1510000513

BILL GARRETT, Davidson County
Trans:T20150091782 DEEDWARR
Recvd: 10/28/15 10:46 2 pgs
Fees:13.00 Taxes:758.50
20151028-0109608

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of October, 2015, by and between Frank McKinney and Helen McKinney, a married couple, party of the first part, and Jason Phelan and Amy Phelan, husband and wife, party of the second part.

WITNESS: That for and in consideration of Two Hundred Five Thousand and no/100 Dollars ($205,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of OAKLAND ACRES, SECTION ELEVEN, as shown by plat of record in Plat Book 3700, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Frank McKinney and Helen McKinney by virtue of that certain Warranty Deed dated December 27, 2007, at Instrument No. 20071231-0148804 in the Register's Office of Davidson County, Tennessee.

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 assigns forever; and I/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, 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 assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frank McKinney

Helen McKinney

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Frank McKinney and Helen McKinney, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of October, 2015.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Jason Phelan and Amy Phelan

Tax Parcel No 05115003000

Property Address: 1520 Oakland Acres
Madison, TN 37115

MAIL TAX BILLS TO: Farmington Mortgage, A Division of Capstar Bank

2002 Richard Jones Road Ste 300A
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $205,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tricia Hurst
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of October, 2015.

Gail C Vincent
Notary Public

My Commission Expires:_____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018