THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 16036894**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 5th day of April, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Brian E. Phelps and Irene V. Phelps 2434 Brittany Drive Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 083-16-0-001.02

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brian Edward Phelps, a married man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Brian E. Phelps and Irene V. Phelps, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 309 and Part of Lot 256 on the Plan of Section Three Addition Four & Re-Subdivision of Lot No. 256 Section Three Addition Two, Fortland Park of record in Plat Book 3500, Page 24, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 309 on the Plan of Fortland Park, Section 3, Addition 4, of record in Book 3500, Page 24, Register's Office for said County.

Said Lot No. 309 fronts 87 feet on the Southerly side of Brittany Drive and runs back between lines 135.00 feet on the Westerly side and 139.8 feet on the Easterly side to a dead line in the rear which is a broken line and it measures 84.75 feet.
And

Land in the 15th Civil District of Davidson County, Tennessee, being the Northerly part of Lot 256 in Fortland Park Subdivision, Section Three, Addition Four as recorded in Book 3500, Page 24, Register's Office for said County, divided into three parcels as follows:

Parcel No. 1: Beginning in the center of sewer manhole at the Northwest corner of Lot 256 in the rear line of said Lot No. 308; thence with the line between Lots 256 and 308, 51.5 feet to a concrete monument; thence to the right and with an extension of the line between Lots 308 and 309, Southwardly 11.55 feet to an iron stake; thence Westerly 50.5 feet to the beginning containing 292 square feet more or less.

Parcel No. 2: Beginning at concrete monument at the common rear corner of Lots Nos. 308 and 309 on said plat; thence with the rear line of Lot 309 Easterly 65.5 feet to a concrete monument; thence Southeasterly 29.25 feet to an iron stake at the common rear corner of Lots Nos. 309 and 310; thence with an extension of the line between said lots Southerly 9.45 feet to an iron stake in the extension of the line between Lots 309 and 310; thence Westerly 87.05 feet to an iron stake in extension of line between 308 and 309; thence with the extension of the line between said lots, Northerly 11.55 feet to the beginning, containing 1630 square feet, more or less.

BILL GARRETT, Davidson County
Trans:T20160029550 DEEDQC
Recvd: 04/12/16 10:12 2 pgs
Fees:12.00 Taxes:0.00
20160412-0034886

Parcel No. 3: Beginning at an iron stake at the common rear corner of Lots 309 and 310 in said plat, thence Southeasterly with the rear line of Lot 310, 15.75 feet to a concrete monument at the Northeast corner of Lot 256; thence Westerly 12.35 feet to an iron stake in the extension of the line between Lots 309 and 310; thence with the extension of the line between said lots Northwardly 9.45 feet to the beginning, containing 58 square feet, more or less.

Being the same property conveyed to Brian Edward Phelps, a married man by Warranty Deed from William J. Gerow, Sr., recorded on the 7th day of June, 2010 in Instrument No. 20100607-0043920, in the Register's Office of Davidson County, Tennessee.

Brian E. Phelps and Brian Edward Phelps being one and the same person.

This is improved property known as 2434 Brittany Drive Nashville, TN 37206.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 5th day of April, 2016.

Brian Edward Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Edward Phelps** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
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