BILL GARRETT, Davidson County
Trans:T20160065961 DEEDWARR
Recvd: 08/01/16 13:57 2 pgs
Fees:13.00 Taxes:1147.00
20160801-0079139

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58449
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Phelps Colleen Phelps 7037 Northridge Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142130A04200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher D. Carrico and Claire M. Carrico, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Phelps and wife, Colleen I. Phelps**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Riverside Phase I of record in Book 6900, pages 491 and 492, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher D. Carrico and wife, Claire M. Carrico by Warranty Deed from Troy A. Vonhaefen and wife, Molly M. Vonhaefen, dated November 25, 2002 and recorded on December 3, 2002 of record in Instrument No. 20021203-0148509, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record in Book 6900, pages 491 and 492, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147, and Instrument No. 20091204-0111306, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7037 Northridge Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of July, 2016.

Christopher D. Carrico

Christopher D. Carrico

Claire M. Carrico

Claire M. Carrico

State of Tennessee

County of Davidson

On this 28th day of July, 2016, before me the undersigned authority, personally appeared Christopher D. Carrico and Claire M. Carrico, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Sworn and subscribed before me this 28th day of July, 2016.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary