This instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20160076770 DEEDWARR
Recvd: 09/01/16 13:24 2 pgs
Fees:13.00 Taxes:814.00
20160901-0092070

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2016.

Notary Public
My commission expires: July 8, 2019

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
AMY WALSH KELLY 8207 SAWYER BROWN RD. O-6 NASHVILLE, TN 37221	NEW OWNER	142-01 A-100.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW J. PHELPS AND WIFE, COLLEEN I. PHELPS,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **AMY WALSH KELLY, UNMARRIED,** hereinafter called the Grantees, their successors 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. O-6, together with Carport No. O-6 on the Plan of Section 1, River Plantation, of record in Plat Book 4460, page 59, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of river Plantation, Section, One, a horizontal property regime established by Master Deed of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564 AND INSTRUMENT NO. 20140219-0014288, Register's Office for Davidson County, Tennessee. AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENT, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENT NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT O-6 TOGETHER WITH THE CARPORT DESIGNATED NO. O-6-C, AS SHOWN OF RECORD IN PLAT BOOK 4460, PAGE 59, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

Being the same property conveyed to Matthew J. Phelps and wife, Colleen I. Phelps, by warranty deed dated August 12, 2014 from Steven Byron and wife, Sylvia Byron of record in Instrument No 20140813-0073159, Davidson County Register of Deeds.

This property is improved property known as 8207 SAWYER BROWN ROAD, UNIT O-6, 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, her heirs, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30TH DAY OF AUGUST, 2016.

MATTHEW J. PHELPS

COLLEEN I. PHELPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MATTHEW J. PHELPS AND COLLEEN I. PHELPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 30TH DAY OF AUGUST, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

(seal)

