THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411684** BILL GARRETT, Davidson County Trans:T20170046749 DEEDWARR Recvd: 06/02/17 09:12 2 pgs Fees:13.00 Taxes:3126.50 20170602-0054855	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $845,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: William Liles and Elizabeth Greene Liles 2209 HEMINGWAY DRIVE Nashville TN 37215-4111	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-04-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory M. Phelps and wife, Anne N. Phelps** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Liles and Elizabeth Greene Liles, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block O on the Plan of Tyne Meade, Section III of record in Plat Book 1424, Pages 12, 13 and 14, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory M. Phelps and wife, Anne N. Phelps by Warranty Deed from James M. Fleming and wife, Cheryl S. Fleming, recorded on the 4th day of March, 2010 in Instrument No. 20100304-0016862, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION III, as recorded in Plat Book 1424, Page(s) 12-14.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1489, Page 471.

This is improved property located at 2209 HEMINGWAY DRIVE Nashville, TN 37215-4111.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of May, 2017.

Gregory M. Phelps

Anne N. Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory M. Phelps and Anne N. Phelps, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018