Bill Garrett Davidson County
Batch# 2759 DEEDWARR
09/20/2017 03:54:04 PM 2 pgs
Fees: $13.00 Taxes: $388.50
20170920-0096585

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2017.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew T. Zehr	MB Financial Bank, N.A.	
828 Irma Drive	2350 Green Road, Suite 100	148-12-0-111.00
Antioch, TN 37013	Ann Arbor, MI 48105	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOANN J. PHELPS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW T. ZEHR, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 125 on the Plan of Debra Heights, Section Two of record in Plat Book 3700, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot number 125 fronts 75.00 feet on the Northerly margin of Irma Drive and extends back 211.06 feet on the Westerly line and 208.40 feet on the Easterly line to a line in the rear on which it measures 75.05 feet thereon.

Being the same property conveyed to L. Slayton Johnson and wife, Shirley S. Johnson by Warranty deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 4392, page 309, Register's Office for Davidson County, Tennessee, dated January 19, 1970 and recorded on January 19, 1970.

Being the same property conveyed to Shirley S. Johnson by Quitclaim deed from Lasiter Slayton Johnson of record in Book 7595, page 830, Register's Office for Davidson County, Tennessee, dated June 09, 1988 and recorded on July 11, 1988.

Being the same property conveyed to Joann J. Phelps by Quitclaim deed from Shirley S. Johnson, an unmarried woman of record in Book 9144, page 280, Register's Office for Davidson County, Tennessee, dated November 06, 1993 and recorded on November 08, 1993.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 828 Irma Drive, Antioch, TN 37013.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of September, 2017.

Joann J. Phelps

Joann J. Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joann J. Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of September, 2017.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018