PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 8634 DEEDWARR
10/04/2017 03:53:39 PM 2 pgs
Fees: $13.00 Taxes: $1,608.39
20171004-0102050

W & I Ref: (DM) Title No.: 59215
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gregory M. Phelps 809 Bircham Court Nashville, TN 37221	Gregory M. Phelps 809 Bircham Court Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 142160A03000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$434,700.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew L. Larson and Joesphine G. Larson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory M. Phelps, a single man,** 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. 30 on the Plan of Devon Park, Phase One of record in Book 5200, page 670, 671 and 672, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Josephine G. Larson and Andrew L. Larson, wife and husband by Warranty Deed from Charles A. Moss, III, married, dated November 7, 2012 and recorded on November 8, 2012 of record in Instrument No. 20121108-0103422, 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 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 670, 671 and 672, 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 6176, page 7 amended in Book 6541, page 542, Book 6967, page 156, Book 8276, page 53, 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 809 Bircham Court, 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 27th day of September, 2017.

Andrew L. Larson

Joesphine G. Larson

State of Tennessee

County of Davidson

On this 27th day of September, 2017, before me the undersigned authority, personally appeared Andrew L. Larson and Joesphine G. Larson, 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

Notary

My Commission Expires:

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: $434,700.00.

Affiant

Sworn and subscribed before me this 27th day of September, 2017.

Notary

SARAH ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/20/20