THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 18937 **DEEDWARR**
10/27/2017 10:41:16 AM 3 pgs
Fees: $18.00 Taxes: $1,626.15

20171027-0110364

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer Joy McGinnis and Terrance M. Flynn 116 Newton Nook Drive Brentwood, TN 37027	New Owner	172-13-A-38.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **TRAVIS PHELPS AND RACHAEL PHELPS, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JENNIFER JOY McGINNIS AND TERRENCE M. FLYNN, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of Section One, Williams Grove, of record in Book 9700, page 520, as amended in Book 9700, pages 580, 581, and 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Travis Phelps and Rachael Phelps, husband and wife, by Warranty Deed from Edward Manookian, Executor of the Estate of Norman G. Manookian, of record on June 1, 2015, at Instrument No. 20150601-0050158, Davidson County Register of Deeds.

This property is commonly known as **116 Newton Nook Drive, Brentwood, TN 37027**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands as of the dates noted below:

[TWO SEPARATE SIGNATURE PAGES FOLLOW]

Travis Phelps

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TRAVIS PHELPS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of October, 2017.

Notary Public

My Commission Expires: 09-12-2020

BRITTANY WILLIAMS
Notary Public, State of Texas
Comm. Expires 09-12-2020
Notary ID 130817570

Rachael Phelps

STATE OF Missouri

COUNTY OF Cape Girardeau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachael Phelps**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13rd day of October, ~~2017~~.

Notary Public

My Commission Expires: March 24, 2018

TIFFANY ZERLENGA
Notary Public-Notary Seal
State of Missouri, Cape Girardeau County
Commission # 14596910
My Commission Expires Mar 24, 2018

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $439,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018