THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180716962

Bill Garrett Davidson County
Batch# 132523 **DEEDWARR**
08/24/2018 09:28:03 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180824-0083995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of August, 2018.

Notary Public
My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sherrye Antoinette Phelps 5170 Hickory Hollow Parkway Antioch TN 37013	New Owner	Tax Parcel ID No. 163-05-0A-955.00 CO

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, **Lillian Y. Pope, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherrye Antoinette Phelps, a single woman**, ("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. 955 on the Plan of Mill Park Commons, Phase VI, of record in Exhibit B of the Master Deed recorded as Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to LILLIAN Y. POPE, AN UNMARRIED WOMAN, by deed from J.D. EATHERLY D/B/A EATHERLY PROPERTIES, A PROPRIETORSHIP, of record as Instrument No. 20100322-0021254, dated March 19, 2010, said Register's Office.

Robert Braden joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 163-05-0A-955.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 538, said Register's Office.

Stormwater Detention Agreement of record in Book 10506, page 278, said Register's Office.

Easement granted unto BellSouth Telecommunications, Inc. of record in Book 11378, page 991, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10719, page 425, Book 11167, page 757, and as Instrument Nos. 20031117-0167241, 20051128-0143120, 20141231-0119109, said Register's Office.

By-Laws as set out in the Declaration of Covenants, Conditions and Restrictions for Mill Park Homeowners Association, Inc. of record in Book 10719, page 464, as amended in Book 11167, page 759, said Register's Office.

Assignment of Declarant's Rights of record as Instrument No. 20051128-0143119, said Register's Office.

Mill Park Homeowners Association, Inc. Parking Rules of record as Instrument No. 20080304-0021743, said Register's Office.

Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record as Instrument No. 20110208-0011084, said Register's Office.

This is improved property located at 5170 Hickory Hollow Parkway Antioch TN 37013

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 16th day of August, 2018.

Lillian Y. Pope
Lillian Y. Pope

Robert Braden
Robert Braden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lillian Y. Pope and Robert Braden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2018.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018