WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145138 DEEDWARR
09/25/2018 03:20:47 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180925-0095098

O-VRES-18-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Lawrence H. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF SEPTEMBER, 2018.

Hunter B. Thrasher
Notary Public

MY COMMISSION EXPIRES: 10-26-21
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lawrence H. Phelps and Ceile H. Phelps	New owner	
(NAME)	(NAME)	**025-04-0-117.00**
314 McCoin Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBIN MCGUIRE DENNEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAWRENCE H. PHELPS AND CEILE H. PHELPS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4, Franklin Heights, Phase 1, Section 2, as shown on plat of record in Plat Book 6900, Page 856, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robin McGuire Denney, a single woman by Warranty deed from Chris Mullican and wife Jordyn Mullican of record in Instrument No. 20100301-0015301 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 01, 2010.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 856, Register's Office for Davidson County, Tennessee;
- Restrictive Covenants of record in Book 7775, Page 93, in the Register's Office for Davidson County, Tennessee;
- Sewer Easement of record in Book 4362, Page 992, Book 7387, Page 867, and Book 7509, Page 978, in the Register's Office for Davidson County, Tennessee;
- Deed of Dedication of Water Mains to Madison Suburban Utility District of Davidson County, Tennessee of record in Book 7825, Page 539, in the Register's Office for Davidson County, Tennessee;
- Grant of Easements of record in Book 7866, Page 192, in the Register's Office for Davidson County, Tennessee;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **314 McCoin Drive, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the 20th DAY OF SEPTEMBER, 2018.

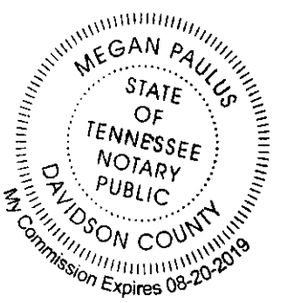
Robin McGuire Denney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my ~~hand and~~ official seal, this the 20th of September, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212