WARRANTY DEED

Karen Johnson Davidson County
Batch# 191698 DEEDWARR
02/05/2019 09:24:18 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20190205-0010768

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

O-NN-19-1019

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)
Nathan T. Nicholson	**New Owner**	
(NAME)	(NAME)	**118-01-0-239.00**
1019 Paris Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **THOMAS F. PHELPS AND WIFE, MARILYN DERDEN PHELPS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN T. NICHOLSON, A SINGLE MAN,** 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. 80 on the Plan of Map of Dr. L.G. Noel's Second Subdivision of Idlewild of record in Plat Book 332, Page 77, 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 No. 80 fronts 50 feet on the Southerly side of Pope Street, now Paris Avenue, and runs back between lines, 150 feet to an alley.

Being the same property conveyed to Thomas F. Phelps and wife, Marilyn Derden Phelps by Quitclaim deed from Marilyn Derden Phelps, f/k/a Marilyn Derden Farris, of record in Instrument No. 20070201-0013372 Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on February 01, 2007.

Thomas F. Phelps being one and the same person as Thomas Phelps.

Marilyn Derden Phelps being one and the same person as Marilyn Phelps.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 77, Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1019 Paris Avenue, Nashville, Tennessee 37204**.

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 30th DAY OF JANUARY, 2019.

Thomas Phelps

Marilyn Phelps

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS PHELPS, 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 30th of January, 2019.

Notary Public
My Commission Expires: 3-30-20
(SEAL)

ROBERT S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN PHELPS, 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 30th of January, 2019.

Notary Public
My Commission Expires: 3-30-20
(SEAL)

ROBERT S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212