Karen Johnson Davidson County
Batch# 333311 DEEDWARR
12/23/2019 11:31:27 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20191223-0132309

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111184

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Jason Marc Phelan<br>436 Amquiwood Court<br>Madison, TN 37115 | Jason Marc Phelan<br>C/O Farmington Mortgage, a Division<br>of CapStar Bank<br>2002 Richard Jones Road, Ste. 300A<br>Nashville, TN 37215 | 042-04-0-083.00 |

# WARRANTY DEED

THIS INDENTURE, made this 20th day of December, 2019 between **CONNIE YVONNE WATERS-COLLIER**, unmarried, resident of Davidson County, Tennessee ("Grantor") and **JASON MARC PHELAN**, an unmarried man, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

SITUATED in Davidson County, Tennessee, and being all of Lot No. 31, Heritage Place Subdivision, of record in Plat Book 5200, Page 628 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Connie Yvonne Waters-Collier by Quitclaim Deed from Ray T. Collier, Jr. of record in Book 8841, Page 164 in the Register's Office for Davidson County, Tennessee, dated January 14, 1993 and recorded on January 14, 1993. SEE ALSO Warranty Deed of record in Book 7609, Page 418 in said Register's Office.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

**CONNIE YVONNE WATERS-COLLIER**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th of December, 2019, before me personally appeared Connie Yvonne Waters-Collier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Daniel L. Wischhof

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

7/9/2022

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$229,900.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 20th day of December, 2019.

Notary Public

My commission expires: 5/2/2022

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON