THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200326014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $565,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2020.

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 388078 DEEDWARR
04/20/2020 11:37:38 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20200420-0041078

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas Magee and Sara Magee 809 Bircham Court Nashville TN 37221	New Owner	Tax Parcel ID No. 142-16-0A-030.00 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, **Gregory M. Phelps, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Magee and Sara Stevens Magee, husband and wife**, ("Grantees"), their 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(s) 30, as shown on the map entitled Devon Park Phase One, of record in Plat Book 5200, pages 670, 671 and 672, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GREGORY M. PHELPS, by deed from ANDREW L. LARSON AND JOSEPHINE G. LARSON, HUSBAND AND WIFE, of record in Instrument No. 20171004-0102050 , dated September 27, 2017 , said Register's Office.

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 2020 and subsequent years for Map-Par. 142-16-0A-030.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 670, 671 and 672, 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 6176, page 7, said Register's Office.

By-Laws contained in instrument of record in Book 8276, page 53, said Register's Office.

Stormwater Detention Agreement of record in Book 6145, page 252, said Register's Office.

This is improved property located at 809 Bircham Court Nashville TN 37221

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 17th day of April, 2020.

Gregory M. Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory M. Phelps, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2020.

Notary Public

My Commission Expires: _____

