BOX 10-A

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WARRANTY DEED

Karen Johnson Davidson County
Batch# 411314 DEEDWARR
06/08/2020 10:37:24 AM 2 pgs
Fees: $13.00 Taxes: $294.15

20200608-0058456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry A. Phelps and Tracy A. Phelps	New Owner	
(NAME)	(NAME)	
2700 Dutches Ct.		16202009700
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BARRY A. PHELPS, MARRIED AND BRYAN C. PHELPS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY A. PHELPS AND TRACY A. PHELPS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 82 on the plan of Colewood Acres, Section II, as of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 82 fronts 78.0 feet on the easterly margin of Coleridge Drive and runs back between lines 165.4 feet on the north line, and 156.0 feet on the south line, to a dead line in the rear, measuring 103.68 feet thereon.

Being the same property conveyed to Morris A. Phelps and wife, Patricia E. Phelps, by Warranty Deed from James S. Locke, Jr. and wife, Martha G. Locke, in Book 4739, Page 503, in the Register's Office of Davidson County, Tennessee, dated August 20, 1973 and recorded on August 21, 1973.

Being the same property conveyed to Patricia E. Phelps by Quitclaim Deed from Morris A. Phelps, in Book 8715, Page 59, in the Register's Office of Davidson County, Tennessee, dated August 21, 1992 and recorded on August 31, 1992. Patricia E. Phelps died intestate on March 11, 2020, leaving Barry A. Phelps and Bryan C. Phelps as her sole Heirs at Law, pursuant to the Intestate Administration under Docket No. 20P539, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This was never the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4112 Coleridge Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of Jan, 2020

BARRY A. PHELPS

BRYAN C. PHELPS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry A. Phelps and Bryan C. Phelps, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of Jan, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public