WARRANTY DEED

FILE BOX 19B
04-01-008-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of January 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/03/04 12:52 3pgs
Fees:12.00 Taxes:0.00

20040203-0013031

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Regional Transportation Authority (RTA) (NAME)	**New Owners** (NAME)	086-00-0
501 Union Street, 6th Floor (ADDRESS)	(ADDRESS)	037.01
Nashville, TN 37219-1705 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Charles Dyron Flynn,** unmarried,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Regional Transportation Authority (RTA)**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, October 9, 1964, as follows:

BEGINNING at a point on the Easterly margin of Old Hickory Boulevard, NKA Andrew Jackson Parkway by Metropolitan Ordinance No. 79-1323, 1366.5 feet Southerly from the center of Stones Creek and the Southwest corner of the property conveyed to Robert E. Baker and wife, by Deed from Thelma Charlton Baker, et al, of record in Book 3824, Page 21, Register's Office for said County:

THENCE, South 00° 50' East 394.4 feet to the Westerly right-of-way line of the Tennessee Central Railroad:

THENCE, with same South 39° 20' West 800 feet to an iron pin on the Easterly margin of said Boulevard;

THENCE, with same North 10° 29' East 640.5 feet to the beginning of a curve having a radius of 1244.68 feet and continuing with the Easterly margin of said Boulevard around said curve in a Northwesterly direction 39.5 feet to the BEGINNING.

BEING the same property conveyed to Charles D. Flynn and wife, Stacy R. Flynn, by Deed from William Robert Hughes and wife, Sandra S. Hughes, of record in Book 9496, Page 609, Register's Office for Davidson County, Tennessee. The parties having since been divorced, subsequently, Stacy R. Flynn having conveyed all her interest to Charles D. Flynn, AKA, Charles Dyron Flynn by Quitclaim Deed of record in Book 10759, Page 379, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4121 Andrew Jackson Parkway, Hermitage, TN, 37076.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand this 30th day of January 2004.

Charles Dyron Flynn,

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 Charles Dyron Flynn, unmarried,, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

TENNESSEE DEPARTMENT OF REVENUE
NASHVILLE

GOVERNMENT CERTIFICATE OF EXEMPTION

To: Weiss & Weiss, Attorneys-at-Law

761 Old Hickory Blvd., # 102 Brentwood, TN 37027
Vendor

The undersigned hereby certifies that the purchases of tangible personal property or services being made on this certificate of exemption are being made by the State of Tennessee, or a county or municipality within the State of Tennessee, or the Federal Government, or an agency thereof and are for the use of such government or agency.

The undersigned further certifies that the said government or agency is making the purchase direct from the above named vendor, will obtain title or has title to the property immediately when it is delivered, and will use public funds to pay directly to the above named vendor for the tangible personal property or services obtained upon this certificate of exemption.

Name of government or agency Regional Transportation Authority

Date: 1/29/2004

Signed: Mary Ann Sparkman

Title: Fiscal Officer

RV-F1301301