Davidson County DEEDWARR
Recvd: 09/05/06 08:49 1 pgs
Fees:13.00 Taxes:879.86

20060905-0108842

WARRANTY DEED

AT-20060217

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of August, 2006.

(Affix Seal) Notary Public

My Commission Expires:

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR 20, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph Flynn	Same as new	172-03-0-A 028.00
5512 Maplesong Drive	owner	
Nashville, TN 37211		

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, I/we, Susan Diane Sloan, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph Flynn, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 28 on the Plan of The Woodlands, Phase I, Section I, as of record in Book 6900, page 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Susan Diane Sloan from Juli-Kay Baumann, an unmarried person by Warranty Deed dated April 22, 2002 and recorded May 6, 2002 in Instrument #20020606-0055440, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5512 Maplesong Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of August, 2006

Susan Diane Sloan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Susan Diane Sloan , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 31st day of August, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY