File No. 270801499

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/07 11:28 2 pgs
Fees:13.00 Taxes:925.00
20070910-0108215

BOX 10-A

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Alan Flickinger	Countrywide Home Loans	Map 142-03-0 Parcel 081.00
(NAME)	(NAME)	
7366 Bridle Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Loren Lee Black and wife J. Luann Black,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Alan Flickinger, unmarried,** 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 all of Lot No. 319, on the Plan of Walnut Hill Manor, Section 1, as shown by plat appearing of record in Plat Book 4460, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Loren Lee Black and wife, J. Luann Black from Richard J. McMannon and wife Shirley M. McMannon by Warranty Deed dated July 3, 1978, and filed of record in Book 5308 and Page 668, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 Real property taxes, and every year thereafter; Subject to any and all matters as set forth per Plat Book 4460 and Page 108; Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7366 Bridle Drive, Nashville, TN 37221
(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 GRANTEE, their heirs and assigns forever; and we 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 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 our hands this 7th day of September, 2007.

Loren Lee Black

J. Luann Black

STATE OF TENNESSEE

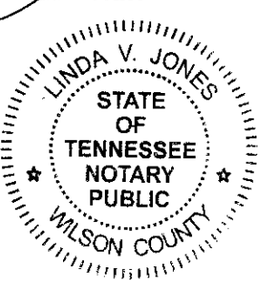
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Loren Lee Black and wife J. Luann Black, 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 at office this 7th day of September, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 270801499

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122