WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/08 10:29 2 pgs
Fees:13.00 Taxes:64.75
20080929-0098457

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: March 10, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Huerta	Patricia Huerta	60-12-0-36.00
(NAME)	(NAME)	
2903 Morningside Dr.	2903 Morningside Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, **William S. Flynn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Huerta 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 Lot Nos. 34 and 35 of Block "C" on the Plan of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the easterly side of Morningside Drive and run back between lines 152 feet 3 inches on the northerly line of Lot No. 35 and 152 feet 6 inches on the southerly line of Lot No. 34 to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to William S. Flynn by Warranty Deed from Dean E. Flint dated July 10th, 1997 and filed for record on July 15th, 1997 in Book 10529, Page 403, in the Register's Office for Davidson County, Tennessee.

This Property is commonly known as: **2901 Morningside Drive Nashville, Tennessee 37207**.

unimproved ☐

This is improved ☒ property, known as 2903 Morningside Dr., Nashville, TN 37207
(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 22nd day of September, 2008.

William S. 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 William Flynn 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 Nashville, Tennessee this 22nd day of September, 2008.

Commission expires: March 10, 2012

Jonathon Jacobs Notary Public

