File No. 290101376

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/04/09 12:17 2 pgs
Fees:13.00 Taxes:270.10
20090204-0009559

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindell R. Flynn	Lindell R. Flynn	075-07-0-250.00
(NAME) 204 Rachels Court	(NAME) 204 Rachels Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Judy B. Gregory Jones, married,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Lindell R. Flynn and wife, Peggy Sue Flynn and Annie B. Flynn, unmarried, as tenants in common with expressed rights of survivorship,** 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. 16B, Zone Lot Division Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square Section One, as shown on plat of record in Plat Book 6250, Pages 538-543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Judy B Gregory, unmarried by Warranty Deed from Reuel J Smith, married of record in Book 10094, Page 161 on 06/17/1996 and filed for record on 06/21/1996, Register's Office for DAVIDSON County, Tennessee.

This property is subject to: All matters as set forth per Plat Book 5200, Page 622,Book 6250, Page 538-543 Register's Office for DAVIDSON County, Tennessee. Restrictions of record in Book 6619, Page 777, Book 8030, Page 757, Register's Office for DAVIDSON County, Tennessee. Charter of Homeowner's Association as shown of record in Book 6683, Page 576, 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TCA 260-2-307 or other similar statutes.

unimproved ☐

This is improved ☒ property, known as 204 Rachels Court, Hermitage, TN 37076
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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/our hands this 30th day of January, 2009.

Judy B. Gregory Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Judy B. Gregory Jones the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of January, 2009.

Commission expires: ~~September 17, 2011~~ 11.28.09

~~Julia A Hirt~~ Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122