Davidson County DEEDWARR
Recvd: 08/04/09 12:14 4 pgs
Fees:23.00 Taxes:314.50
20090804-0072928

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2009.

Notary Public

My commission expires: 11/7/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Flanigan	**NEW OWNER**	**147-14-50.00**
6040 Woodland Hills Drive Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert P. Davis, Jimmie L. Ellis, and James W. Davis, Scott Allen, Meaonia Allen, Jason Allen, Samatha Allen, all being the sole surviving heirs of Jim Melba Davis, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Flanigan and wife, Katherine A. Flanigan

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, Tennessee, being Lot No. 237 on the plan of Whispering Hills Subdivision, Section II-B, of record in Plat Book 2331, Page 155, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James W. Davis and wife, Jim Melba Davis by deed from Woodbine Homes, Inc., a Tennessee corporation, of record in Book 2696, Page 347, Register's Office for Davidson County, Tennessee. The said James W. Davis and Jim Melba Davis now both being deceased, and the said James W. Davis having predeceased Jim Melba Davis. The said Jim Melba Davis died intestate and the said James W. Davis, , Robert P. Davis, Jimmie Ellis, Shirley Annette Allen, deceased, Scott Allen, Meaonia Allen, Jason Allen & Samantha Allen, all being the sole surviving heirs at law of Jim Melba Davis, deceased.

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **582 Watsonwood Dr, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 30th day of July, 2009.

Robert P. Davis

Robert P. Davis

Jimmie L Ellis

Jimmie L. Ellis

James W. Davis

James W. Davis

Scott Allen by Robert P. Davis his Attorney in fact.

Scott Allen, by Robert P. Davis, his Attorney in Fact

Meaonia Allen by Robert P. Davis her Attorney in fact

Meaonia Allen, by Robert P. Davis, her Attorney in Fact

Jason Allen by Robert P. Davis, his attorney in fact.

Jason Allen , by Robert P. Davis, his Attorney in Fact

Samantha Allen by Robert P. Davis her Attorney in fact

Samantha Allen, by Robert P. Davis, her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robert P. Davis, James W. Davis and Jimmie L. Ellis**, the bargainor(s) 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 **30th** day of **July, 2009.**

E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Robert P. Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Scott Allen, Meaonia Allen, Jason Allen, and Samantha Allen,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of **Scott Allen, Meaonia Allen, Jason Allen, and Samantha Allen,,** the within named bargainor(s) by the said **Robert P. Davis** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 30th day of July, 2009.

E Prophet

Notary Public

My commission expires 11/1/2011



Certificate of Authenticity

I, Robin S. Edwards, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robin S. Edwards

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Thomas L. Sealy, a notary public for this county and state, Robin S. Edwards who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas L. Sealy

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE