BILL GARRETT, Davidson County
Trans: T20100034998 DEEDWARR
Recvd: 06/09/10 09:10 2 pgs
Fees: 13.00 Taxes: 366.30
20100609-0044652

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0319

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 99,000.00

John Flanagan
Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE1st day of June, 2010

Notary Public
Commission Expires: 3/19/2013

ADDRESS OF NEW OWNER:
John Flanagan
2116 Hobbs Road #I-5
Nashville, TN 37215

SEND TAX BILLS TO:
John Flanagan
2116 Hobbs Road #I-5
Nashville, TN 37215

MAP & PARCEL
131-02-0A-042.00

WARRANTY DEED

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/WE,

Geraldine D. Sadow, Trustee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Flanagan and wife, Carol Flanagan

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. I-5, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Geraldine D. Sadow, Trustee U/A Geraldine D. Sadow dated August 26, 2005, by Quitclaim Deed from Gerry D. Sadow, dated 8-26-05 and recorded 8-31-05 in Instrument No. 20050831-0104135, and being the same property previously conveyed to Gerry D. Sadow, married, by Warranty Deed from Deborah A. Fennell, unmarried, dated 2-14-94 and recorded 2-15-94 in Book 9249, page 607, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2116 Hobbs Road #I-5 Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated thi. 1st **day of** June **, 2010.**

Geraldine D. Sadow, Trustee

Geraldine D. Sadow, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geraldine D. Sadow, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of June, 2010.

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY