File Box 9B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100046710 DEEDWARR
Recvd: 07/30/10 10:19 2 pgs
Fees:13.00 Taxes:4440.00
20100730-0059747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory R. Flanagan	Pinnacle National Bank	Map 116-6
(NAME) 106 Clarendon Avenue	(NAME) 150 3rd Avenue South, Ste. 900	Parcel 5
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	
(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, **LOUIS CHRISTOPHER WILLIAMS, TRUSTEEUNDER REVOCABLE TRUST AGREEMENT DATED MAY 20, 1997 (A LIVING TRUST)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY R. FLANAGAN AND WIFE, KENDALL J. 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:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Deerfield of record in Plat Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swan, Jr., Surveyor dated September 25, 1955, as follows:

Beginning at a point in the southwesterly margin of Harding Road at the common corner of Lots 14 and 15; thence with the line between said lots, southeasterly 576.5 feet to a point in the northwesterly line of Lot No. 6; thence with the line between Lots 6 and 14, southwesterly 34.6 feet to a corner of Lot No. 13; thence with the line between Lots 13 and 14, southwesterly 242.2 feet to a point in the northeasterly margin of Clarendon Avenue; thence with the margin of the same, northerly 54 feet to a point; being the southeast corner of the property conveyed to W. E. Ward III and wife, by deed in Book 3614, page 138; thence along Ward's line as follows: northeasterly 126.1 feet to a point; thence deflecting to the left 44 degrees, 10 minutes, 56.6 feet to a point; thence deflecting to the left, 44 degrees, 10 minutes, 182 feet to a point; thence deflecting to the left 22 degrees, 30 minutes, 107.6 feet to a point; thence deflecting to the right 13 degrees, 50 minutes 177.5 feet to a point in the southeasterly margin of Harding Road; thence with the margin of the same, northeasterly 171.05 feet to the point of beginning.

Being the same property conveyed to Louis Christopher Williams, Trustee, under Revocable Trust Agreement dated May 20, 1997 (a Living Trust), by quitclaim Deed from Louis C. Williams and wife, Theresa L. Williams, of record in Instrument #20061109-0139598, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 547, pages 191-192, said Register's Office; and (c) easement of record in Book 4419, page 294, said Register's Office

This conveyance is also subject to Termination of Easements of record in Instrument # 20100730059746, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 106 Clarendon Avenue, Nashville, TN 37205

(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 28th day of July, 2010.

X _____
Louis Christopher Williams, Trustee

_____ _____

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 Louis Christopher Williams, 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, and who further acknowledged that he is the trustee of Revocable Trust Agreement Dated May 20, 1997 (a Living Trust), and acknowledged that he is authorized by said Trust Agreement to execute the within instrument as trustee of said trust.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2010.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011