	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$48,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of August, 2010. 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, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Flanigan	**NEW OWNER**	**11904006600**
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,

Doug Notgrass

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

Andrew J. 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 County, Tennessee, being Lot No. 44 on the plan of Glencliff Estates, Section 4, of record in Plat Book 1835, Page 79, 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 Doug Notgrass by Warranty Deed dated 8/27/10 from Margaret Quintal, unmarried, as to an undivided one-half interest and Shawna L. Dobbins and Michael Shaine Daniel, as the sole surviving heirs of William Michael Daniel, as to the remaining one-half interest being recorded simultaneously herewith of record in Instrument No. 20100830-0068571, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to William M. Daniel and wife, Phyllis J. Daniel and Margaret Quintal by deed from Walter W. Summers, Jr., unmarried, of record in Book 8807, Page 906, Register's Office for Davidson County, Tennessee. The said William M. Daniel and Phyllis J. Daniel having since died. The said PhyllisJ. Daniel having predeceased William M. Daniel on 12/28/00 and the said William M. Daniel having died on 03/29/10. The said property is now vested in Margaret Quintal, a fifty percent (50%) undivided interest and the sole surviving Heirs at Law of William D. Daniel, deceased, Shawna Lee Daniel, now known as Shawna L. Dobbins and Michael Shaine Daniel, a fifty percent (50%) undivided interest, as pursuant to a Last Will and Testament filed in Probate No. 10P-611, in Probate Court for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **292 Lawndale Drive, 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.

BILL GARRETT, Davidson County
Trans:T20100053910 DEEDWARR
Recvd: 08/30/10 13:08 2 pgs
Fees:13.00 Taxes:177.60
20100830-0068572

Witness my/our hand(s) this 27th day of August, 2010.

Doug Notgrass

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Doug Notgrass**, 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 **27th** day of **August, 2010.**

Notary Public

My Commission Expires: 11-7-2011