10-1-305

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Susan Matlock
Affiant

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 2nd day of September, 2010.

Notary Public
My commission expires: My Commission Expires October 28, 2012

03-1008-36695

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas M. Flint, Trustee	New Owner Thomas M. Flint 6054 Daybreak Dr. Bartlett, TN 38135	126-15-0-A-197

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Riccardo Cannone, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas M. Flint and wife, Nancy J. Flint, Trustees of The Thomas M. and Nancy J. Flint Revocable Trust UAD September 23, 2009, hereinafter called the Grantees, their successors 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. 181 on the Plan of Section Four, Boone Trace at Biltmore, of record in Book 9700, Page 933, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Riccardo Cannone by deed from Walter M. Ashcraft and spouse, Edith G. Ashcraft, dated January 19, 2002, recorded February 28, 2002, of record in Instrument No. 20020228-0025750, Register's Office for Davidson County, Tennessee.

Lisa Cannone, wife of Riccardo Cannone, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8304 Trading Post Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100057743 DEEDWARR
Recvd: 09/14/10 13:33 2 pgs
Fees:13.00 Taxes:277.50

20100914-0073092

WITNESS my hand this 2nd day of September, 2010.

Riccardo Cannone

Lisa Cannone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Riccardo Cannone and Lisa Cannone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of September, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013