WARRANTY DEED

NANCY KING CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2011.

Notary Public

My commission expires: My Commission Expires March 18, 2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel ID Number
Andrew J. Flanigan **Katherine A. Flanigan**	**Andrew J. Flanigan** **Katherine A. Flanigan**	**14715004000**
6040 Woodland Hills Drive	**6040 Woodland Hills Drive**	
Nashville, TN 37211	**Nashville, TN 37211**	

BILL GARRETT, Davidson County
Trans:T20110010318 DEEDWARR
Recvd: 02/18/11 10:50 2 pgs
Fees:13.00 Taxes:277.50
20110218-0013918

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, WE,

Sandra Goodman, formerly Sandra Haley Grizzard, Michael Haley, Andy Lane and Eddie Lane A/K/A William Edward Lane, Jr.

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 242 on the Plan of Whispering Hills, Section II-B, of record in Book 2331, page 155, Register's Office for said County, to which plat reference is hereby made for more complete details of said lot.

Being the same property devised to Sandra Goodman, formerly Sandra Haley Grizzard, Michael Haley, Andy Lane and Eddie Lane, under the Will of C. T. Lane, which was admitted to probate on November 16, 2006 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No.: 06P-1687; and conveyed by a Co-Executor's Quitclaim Deed from Michael Haley and Andy Lane, Co-Executors of C. T. Lane Estate, recorded September 14, 2007 at Instrument Number: 20070914-0110486, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to real property taxes for the year 2011 and thereafter, a lien, not yet due and payable; all matters shown on the plan of record in Plat Book 2331, page 155, R.O.D.C.; and any and all existing easements and restrictions as shown of record. Taxes for the current year have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X_) Unimproved (___) property, known as **562 Watsonwood 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 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/our hand(s) this **16th** day of **February, 2011.**

Sandra Goodman, formerly Sandra Haley Grizzard

Michael Haley

Andy Lane

Eddie Lane A/K/A William Edward Lane, Jr.
Eddie Lane A/K/A William Edward Lane, Jr.
By: Morris Andrew Lane AIF
Morris Andrew Lane, Attorney-in-fact, of record in Instrument Number: 20110214-0012518, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Sandra Goodman, formerly Sandra Haley Grizzard,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **February, 2011.**

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: My Commission Expires March 18, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Michael Haley,** the within named bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **February, 2011.**

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: My Commission Expires March 18, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Andy Lane,** the within named bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **February, 2011.**

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: My Commission Expires March 18, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of February, 2011, before me personally appeared **Morris Andrew Lane**, attorney-in-fact for Eddie Lane A/K/A William Edward Lane, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eddie Lane A/K/A William Edward Lane, Jr., and who acknowledged that he executed the same as the free act and deed of Eddie Lane A/K/A William Edward Lane, Jr.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **February, 2011.**

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: My Commission Expires March 18, 2014