Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110019783 DEEDWARR
Recvd: 04/05/11 10:05 2 pgs
Fees:13.00 Taxes:647.50
20110405-0026031

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2011.

Notary Public

My commission expires: 4.3.12
(AFFIX SEAL)

LYNN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Garry Brown	Same	**14715008900**
534 Whispering 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,

Andrew J. Flanigan and wife, Katherine A. Flanigan

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

Jerrod Brown, an unmarried man and Garry Brown and wife, Karen Brown

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. 124 on the plan of Whispering Hills, Section 1, as of record in Plat Book 2331, Pages 82, 83 and 84, amended in Book 5748, page 23, 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 Andrew J. Flanigan and wife, Katherine A. Flanigan by deed from Kobin Eaker Nelson, as sole heir of the Estate of Dorothy Lavinia Nelson and Paula Moss, Executrix of the Estate of Dorothy Lavinia Nelson, of record in Instrument No. 20100510-0035794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **534 Whispering Hills 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.

Witness my/our hand(s) this 25th day of March, 2011.

Andrew J. Flanigan

Katherine A. Flanigan

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrew J. Flanigan and wife, Katherine A. Flanigan**, 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 **25th** day of **March, 2011.**

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY