BILL GARRETT, Davidson County
Trans:T20110020634 DEEDWARR
Recvd: 04/08/11 09:01 2 pgs
Fees:13.00 Taxes:2055.35

20110408-0027189

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5 2011

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,500.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-5-11

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra S. Flanigan	Franklin American Mgt.	PART OF 131-08~~8~~F-14.00
(NAME)	(NAME)	(MAP)
1118 Granny White Court	501 Corporate Centre Dr. Suite 400	~~7309~~
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Nashville Property Management, LLP, a Tennessee Limited Liability Partnership, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sandra S. Flanigan, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4B of Harding Heights Condominiums, a Horizontal Property Regime located on Granny White Court, Nashville, Tennessee, as established by Master Deed of Record in Instrument No. 20040521-0059693 and Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums, of record in Instrument No. 20101119-0092636, Register's Office, Davidson County, Tennessee. Said Unit as shown on Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums of record in Instrument No. 20101119-0092636, and Correction to the Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums, of record in Instrument No. 20110408-0027188, and being located upon part of Lot 4 on the Plan of Harding Heights of record in Plat Book 4300, page 95, Register's Office for Davidson County, Tennessee to which references are hereby made for a more complete and accurate description.

Being part of the property conveyed to Nashville Property Management, LLC, a Tennessee Limited Liability Partnership, by deed from Monroe Harding Childrens Home, A Not For Profit Corporation, of record in Instrument No. 20030930-0144306, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1118 Granny White Court, Nashville, Tennessee 37204

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 1st day of April, 2011.

Nashville Property Management

Witness my/our hand(s) this 1st day of April, 2011.

Nashville Property Management

By: Nashville Property Managers, LLC by [illegible] Authorized Partner
Danny Rosen, Authorized Partner

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Danny Rosen, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Partner, of Nashville Property Management the within named bargainor, a limited liability partnership, and that he as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability partnership by the said Danny Rosen, as such Authorized Partner.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of April, 2011.

Notary Public

My Commission Expires: 7-5-11

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011