WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110029497 DEEDWARR
Recvd: 05/18/11 09:53 2 pgs
Fees:13.00 Taxes:273.80
20110518-0037974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013
(AFFIX SEAL)

TAMARA J. BAIRD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills To:	MAP-PARCEL NUMBERS
Andrew Flanigan and Katherine Flanigan	Andrew & Katherine Flanigan	147-15-76.00
(NAME) 538 Whispering Hills Drive	6040 Woodland Hills Drive	
(ADDRESS) Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jonas Brown and wife, Jessica Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Flanigan and wife, Katherine 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:

Being Lot No. 122 on the Plan of Whispering Hills Subdivision, Section 1, as of record in Plat Book 2331, page 82, 83, 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonas Brown and wife, Jessica Brown, by deed of record in Instrument Number 20021029-0132146, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Whispering Hills Subdivision, Section 1, of record in Plat Book 2331, page 82, 83, 84, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2481, Page 499, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 538 Whispering Hills Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13th day of May, 2011.

Jonas Brown

Jessica Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonas Brown and Jessica Brown, 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 and official seal at Franklin, Tennessee this 13th day of May, 2011.

Commission expires: ~~July 29, 2013~~

Tahira J. Pyszka Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County