BILL GARRETT, Davidson County
Trans:T20110034576 DEEDWARR
Recvd: 06/09/11 12:37 2 pgs
Fees:13.00 Taxes:240.50
20110609-0044256

6

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE 7TH~~ DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Flanigan	Andrew & Katherine Flanigan	**147140088.00**
(NAME)	(NAME)	
6040 Woodland Hills Drive	6040 Woodland Hills Drive	
(ADDRESS)	(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, **Eric Sox, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J. Flanigan, and Katherine A. Flanigan, husband and wife,** 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. 303 on the Plan of Whispering Hills, Section 11-B, of record in Plat Book 2331, Page 155, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric Sox from Trustee management Company of record in Instrument No. 20110607 0043520, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower orother marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **580 Brewer 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 my hand this **7th day of June, 2011**.

Eric Sox by I. Dyke Tatum, Attorney-in-Fact

Eric Sox
By: I. Dyke Tatum, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **I. Dyke Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Attorney-in-Fact** by **Power of Attorney**, on behalf of **Eric Sox**, and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2011.

Commission expires: 11/5/2014

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

Theresa L. Smith Notary Public