WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045413 DEEDWARR
Recvd: 07/27/11 10:18 2 pgs
Fees:13.00 Taxes:259.00
20110727-0057367

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindell R. Flynn	Lindell R. Flynn	07511026500
(NAME)	(NAME)	
312 Brookview Ct.	Same	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, I, **George L. Thomas III, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lindell R. Flynn, married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 91-B on the plan of Zone Lot Division Lots 80-101, 103-107, Rachel's Square, Section Two, of record in Plat Book 6250, Page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George L. Thomas, III, married by Deed from Secretary Of Housing And Urban Development, dated 06/14/2011 and filed for record on 06/16/2011 in Instrument 201106160046099, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Plat Book 6250, Page 542, Plat Book 6050, Page 124, said Register's Office.

Restrictions of record in Book 6455, Page 135, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6619, Page 777, as amended of record in Book 8030, Page 757, said Register's Office.

Rules and Regulations of record in Book 11627, Page 594 and Instrument 200706190073174,, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 10121, Page 731, said Register's Office.

File No.: 01288-3879
SMG TN Warranty Deed

Charter of record in Book 8030, Page 759, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1011 Rachels Square Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22 day of July, 2011.

George L. Thomas III

State of Tennessee
County of Wilson

Personally appeared before me George L. Thomas III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2011.

Notary Public Marilyn C Newman
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122