FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7/28/2011 Notary Public MY COMMISSION EXPIRES: JULY 8, 2013 (AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122

File #11-0073

ADDRESS NEW OWNER(S) AS FOLLOWS: **Kathleen Smith and Elizabeth R. Valentine**	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS **95-10-6.00**
(NAME) **124 Quinn Circle**	Flagship Mortgage Corporation	
(ADDRESS) **Nashville,TN 37210**	100 Old Wilson Bridge Road Suite 207 Worthington, Ohio 43085	
(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, **Claire Van Herck, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Smith, an unmarried woman and Elizabeth R. Valentine, an unmarried woman,** 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 32, W.E. QUIN, JR'S LEBANON ROAD SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 111, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Claire Van Herck, an unmarried woman by Warranty Deed from Nathanael R. Otto and wife, Stephanie M. Otto, recorded on the 23rd day of October, 2009 in Instrument No. 20091023-0097923, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines of record, if any, and easement and rights for public utilities, applicable to this property of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **124 Quinn Circle, Nashville, TN 37210**
(House Number) (Street) (City, State) (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.

BILL GARRETT, Davidson County
Trans:T20110045922 DEEDWARR
Recvd: 07/28/11 15:44 2 pgs
Fees:13.00 Taxes:925.00

20110728-0057927

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **July, 2011**.

Claire Van Herck

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Claire Van Herck**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **July, 2011**.

NOTARY PUBLIC

My Commission Expires: 1/20/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY