NEW OWNER:

TARROW L. HEARN
120 KENNER AVENUE
NASHVILLE, TN 37205

SEND TAX BILLS TO:
Bank of America NA
PO Box 650070
Dallas TX 75265-0070

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0530

Map & Parcel 11603005800

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 09/15/11 16:06 4 pgs
Fees:23.00 Taxes:1128.50
20110915-0071845

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Five Thousand and 00/100 Dollars ($305,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TAMMY FLANAGAN, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TARROW L. HEARN**, ("Grantee"), a single person, her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being the northern one-half of Lot No. 9, on the map of KENNER-MANOR LAND CO.'S SECOND SUBDIVISION OF THE KENNER TRACT, as shown on the plat of the same of record in Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for more complete description of said property and being more particularly described as follows:

Said part of Lot No. 9 fronts 50 feet on the easterly margin of KENNER AVENUE and extends back between lines 247 feet on the northerly line and 243.75 feet, more or less, on the southerly line to a 10 foot reserve strip of which it measures 50.08 feet.

Being the same property conveyed to TAMMY FLANAGAN by Warranty Deed from Jennifer L. Duffey, unmarried, dated June 12, 2000, and of record in Instrument No. 200006140059417, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **120 KENNER AVENUE, NASHVILLE, TN 37205**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 421, Page 100, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 19th day of August, 2011.

Tammy Flanagan

TAMMY FLANAGAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TAMMY FLANAGAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2011.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19th day of August, 2011.

NOTARY PUBLIC

My commission expires: 12-10-2012

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).