	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of March, 2012. Notary Public My commission expires: 11-3-2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Flanigan and Katherine A. Flanigan	**NEW OWNER**	**147-14-0-151.00**
6040 Woodland Hills Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Herbert Peppers and wife, Dorothy Sue Peppers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Flanigan and wife, Katherine A. 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:

Land in Davidson County, Tennessee, being Lot(s) 417, as shown on the map entitled the Plan of Candlestick Farms, Section IV, of record in Plat Book 3600, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HERBERT PEPPERS AND WIFE, DOROTHY SUE PEPPERS, by deed from ROBERT C. WING AND WIFE LYNNE WING, of record in Book 4548, page 725, dated August 16, 1971, said Register's Office.

This conveyance is subject to taxes for 2012, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **587 Hill Creek Dr, Nashville, TN 37211**

BILL GARRETT, Davidson County
Trans:T20120023179 DEEDWARR
Recvd: 03/30/12 10:40 2 pgs
Fees:13.00 Taxes:370.00
20120330-0027051

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 28th day of March, 2012.

Herbert Peppers

Herbert Peppers

Dorothy Sue Peppers

Dorothy Sue Peppers

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Herbert Peppers and wife, Dorothy Sue Peppers**, the bargainor(s) 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, at office, this **28th** day of **March, 2012.**

E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2015