RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120025470 DEEDWARR
Recvd: 04/09/12 10:45 2 pgs
Fees:13.00 Taxes:6660.00
20120409-0029820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Louis Flautt	PHH Mortgage Corp	
(NAME)	(NAME)	
627 Westview Avenue	P.O. Box 5954	**Map 130-3**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Springfield, OH 45501	**Parcel 19.00**
(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, **WILLIAM H. OWENS JR AND WIFE, THERESE A. TLAPEK** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES LOUIS FLAUTT AND WIFE, EMILY HAMEL FLAUTT,** 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 the southerly 150 feet of Lot no. 176 on the plan of Royal Oaks Land Co.'s Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 176 fronts 150 feet on the westerly margin of Westview Avenue and extends back 405 feet, more or less, on the northerly line and 403 feet on the southerly line to a dead line in the rear.

Being the same property conveyed to William H. Owens, Jr. and Therese A. Tlapik, husband and wife, by Deed from David M. Moroney and Cynthia M. Moroney, husband and wife, filed for record July 9, 1999 in Book 11565, page 296, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 102, said Register's Office.

This conveyance is made proceeding the United States Bankruptcy Court for the Middle District of Tennessee Agreed Order Authorizing Sale of Property pursuant to 11U.S.C. § 363 (f) free and clear of liens, claims, interests and encumbrances filed in Instrument No. 20120409-0029819, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **627 Westview Avenue, Nashville, TN 37205**

(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 our hands this 30th day of March, 2012.

William H. Owens Jr

Therese A. Tlapek

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **William H. Owens Jr** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2012.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Therese A. Tlapek**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2012.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public