Return TO: Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***375,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120028298 DEEDWARR
Recvd: 04/18/12 14:05 2 pgs
Fees:13.00 Taxes:1387.50
20120418-0033229

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 13th day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Tatum Z. Flynn 4304 Parkview Circle Nashville, Tennessee 37204	New Owner	MAP 131-04-0 PARCEL 195.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Five Thousand and 00/100 Dollars ($***375,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Joseph A. McCord and Julianne D. McCord, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Tatum Z. Flynn and Margaret C. Flynn, husband and wife, (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:

BEING Lot No. 36 on the Map of M.N. Young's Park View Subdivision as of record in Book 547, page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph A. McCord and wife, Julianne D. McCord, as tenants by the entirety, by Warranty Deed dated August 17, 2011, from John B. Russell, Jr. and wife, Teresa Russell, of record as Instrument No. 20110818-0063862 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4304 Parkview Circle, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of M.N. Young's Park View Subdivision of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 13th day of April, 2012.

Joseph A. McCord

Julianne D. McCord

By: Joseph A. McCord
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. McCord, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joseph A. McCord, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Julianne D. McCord and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Julianne D. McCord.

Witness my hand and official seal this 13 day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY