BILL GARRETT, Davidson County
Trans:T20120033516 DEEDWARR
Recvd: 05/07/12 13:47 2 pgs
Fees:13.00 Taxes:377.40
20120507-0039279

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Kellie Flowers	Same Address as	148-03-0-018.00
3326 Ezell Road	New Owner	
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED TWO THOUSAND DOLLARS ($102,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **J. DANIEL VANNOY and wife, MARRION ANN VANNOY**, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **KELLIE FLOWERS, an unmarried woman**, GRANTEE herein, Her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning on the easterly side of Ezell Road, at a point 827 feet more or less south of the southwesterly margin of Antioch Pike, being the southwest corner of the property conveyed to Louise C. Taylor and Marie C. Taylor, by Deed from L.C. Hartley and wife, as of record in Book 2392, Page 619, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Taylor property, south 86 degrees 30 minutes east 150 feet to an iron pin; the southeast corner of said Taylor property; thence south 3 degrees west 50 feet; thence north 86 degrees 30 minutes west 150 feet to the easterly margin of Ezell Road; thence with the easterly margin of said Road, north 3 degrees, 30 minutes east 50 feet to the point of beginning.

And being the same property conveyed to J. Daniel Vannoy by deed of record at instrument No. 20100113-0003113, Register's Office for Davidson County, Tennessee. Marrion Ann Vannoy joins in this conveyance thereby transfering any marital interest which she may possess.

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, Her heirs and assigns, forever. And We do covenant with the said GRANTEE 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 and to the said GRANTEE, Her 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.

Witness our hands this 30 day of April, 2012.

J. Daniel Vannoy
J. DANIEL VANNOY

Marrion Vannoy
MARRION ANN VANNOY

State of Tennessee)
County of Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. DANIEL VANNOY and wife, MARRION ANN VANNOY**, 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 and official seal at Ashland City, Tennessee, this the 30 day of April, 2012.

SPENCER HAMLIN
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 12/1/12

State of Tennessee)
County of ~~Cheatham~~)
Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $102,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 30th day of April, 2012.

NOTARY PUBLIC
My Commission Expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027