BILL GARRETT, Davidson County
Trans:T20120048550 DEEDWARR
Recvd: 07/02/12 12:20 2 pgs
Fees:13.00 Taxes:658.23
20120702-0057842

# WARRANTY DEED

PHILLIP R. SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-14-15
(AFFIX SEAL)

**RETURN TO**
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 01288-869x

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stacy Flankey | Same | 126150A097.00 |
| (NAME) | (NAME) | |
| 7733 Daniel Trace | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **Susan K. Baumgartner, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacy Flankey, a single woman in fee simple absolute,** 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 No. 116 on the Plan of Boone Trace at Biltmore, Section Two, a Planned Unit Development, as of record in Book 9700, Page 316 and 317, and as corrected by Surveyor's Certificate of Correction of record in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan K. Baumgartner, a single woman by deed dated July 1, 2005 from David Lishner and wife, Phan Y. Hong-Lishner of record in Instrument No. 20050713-0081404, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7733 Daniel Trace, Nashville, TN 37221**

(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 my hand this **28th day of June, 2012**.

Susan K. Baumgartner

**Susan K. Baumgartner**

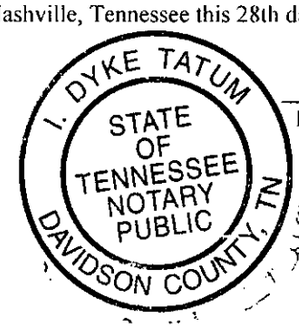
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Susan K. Baumgartner**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2012.

Commission expires: May 6, 2013




I. Dyke Tatum Notary Public