THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30680-06-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me this 29th day of June, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Daniel Wayne Flowers 308 Lynn Drive Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 147 010 07700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Abra H. Meckel Niemiec, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Wayne Flowers** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 308 Lynn Drive, Nashville, TN 37211.

Mark Niemiec, spouse of Abra H. Meckel Niemiec, joins in the execution of this instrument to convey any interest he may have in subject property by virtue of his marriage to the said Abra H. Meckel Niemiec.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20120048929 DEEDWARR
Recvd: 07/03/12 10:01 3 pgs
Fees:18.00 Taxes:795.50
20120703-0058320

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2012.

Abra H. Meckel Niemiec

Mark Niemiec

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Abra H. Meckel Niemiec and Mark Niemiec**, 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 29th day of June, 2012.

Notary Public

GEORGE E. MUDYETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Section Three, Caldwell Hall, as of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Abra H. Meckel, an unmarried woman, by deed dated September 15, 2006, from Barry W. Daniel, an unmarried man, of record in Instrument No. 20060921-0117373, Register's Office for Davidson County, Tennessee. Abra H. Meckel having married and now being known as Abra H. Meckel Niemiec.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2900, page 131, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6010, page 819, Register's Office for Davidson County, Tennessee.