File 24018-8 Box 14-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51328
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nan Flynn 125 Kenner Avenue Nashville, TN 37205	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 11603008600

BILL GARRETT, Davidson County
Trans:T20120049149 DEEDWARR
Recvd: 07/03/12 13:47 2 pgs
Fees:13.00 Taxes:1424.50
20120703-0058599

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carrie Geisberg Lenneman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nan Flynn** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Manning at Belle Meade 1st Revision of record in Doc. No. 20080107-0001740 Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Carrie Geisberg, an unmarried woman, by General Warranty Deed from Chartweell Properties, LLC, dated November 2, 2007 and recorded on November 9, 2007, of record in Doc. NO. 20071109-0132469 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 20080107-0001740, said Register's Office.

Andrew J. Lenneman, spouse of Carrie Geisberg Lenneman, joins in execution of this instrument in order to convey any marital interest he may have in the subject property.

This is improved property, known as: 125 Kenner Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2012.

Carrie Geisberg Lenneman

Andrew J. Lenneman

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2012 , before me the undersigned authority, personally appeared **Carrie Geisberg Lenneman and Andrew J. Lenneman** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Sworn and subscribed before me this the 29th day of June, 2012

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-21-12