WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Britt Childress	SWBC Mortgage Corporation	173-03-0-A-028.00
(NAME)	(NAME)	
5512 Maplesong Drive	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(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, Joseph Flynn and Mirada Lynn Flynn, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Britt Childress and Merrida Childress, 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. 28 on the Plan of The Woodlands, Phase I, Section 1, as of record in Book 6900, page 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Joseph Flynn and ~~Mirana~~ MIRANDA Lynn Flynn, husband and wife, by Deed of record in Instrument Number 20080211-0013499 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of The Woodlands of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee. Easement for Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8541, page 225 and Book 8541, page 235, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, page 109 and in Book 7408, page 250 as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 and re-recorded in Book 8634, page 675, Register's Office for Davidson County, Tennessee. Charter of the Woodlands Homeowner's Association of record in Book 8454, page 246, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 7336, page 3, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☒ property, known as 5512 Maplesong Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20120071183 DEEDWARR
Recvd: 09/21/12 09:02 2 pgs
Fees:13.00 Taxes:788.10
20120921-0085842

Witness our hands this 14th day of September, 2012.

Joseph Flynn by Miranda Lynn Flynn
Joseph Flynn his Attorney-in-fact,

Miranda Lynn Flynn
Miranda Lynn Flynn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miranda Lynn Flynn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of September, 2012.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of September 2012 before me personally appeared Miranda Lynn Flynn, the person who executed the foregoing instrument on behalf of Joseph Flynn, and acknowledged that she executed the same as the free act and deed of the said Joseph Flynn, through Power of Attorney granted her by the said Joseph Flynn.

Witness my hand and official seal at Franklin, Tennessee this 14th day of September, 2012.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public