HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2012.

Notary Public

My commission expires: 12-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew J. Flanigan and Katherine A. Flanigan	**New Owner**	**161-10-0-016**
6040 Woodland Hills Drive		
Nashville, TN 37211		

FOR AND IN 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, I, **JOSEPH R. PATRICK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. FLANIGAN AND KATHERINE A. FLANIGAN, 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:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Ashley Drive, front corners of Lots 123 and 124; thence with said margin of said drive, northwardly 109.2 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around same northeasterly 38.6 feet to a point in the north margin of an unnamed road; thence with the margin of same eastwardly 123.1 feet to a point; thence southwestwardly 125.3 feet to a monument at the rear corners of Lots 123 and 124; thence with the line between said lots, westwardly 110.4 feet to the point of beginning.

Being the same property conveyed to JOSEPH R. PATRICK and wife, DONNA B. PATRICK, by Deed from ANDREW EWING, TRUSTEE, dated March 16, 1970, of record as Book 4405, page 83, said Register's Office. The said DONNA B. PATRICK having since died on October 15, 2010, leaving JOSEPH R. PATRICK the surviving tenant by the entireties.

Joseph R. Patrick a/k/a Joseph Robert Patrick.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **5172 Ashley Drive, Nashville, TN 37211**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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/our hand(s) this 21st day of September, 2012.

Joseph R Patrick by Kristina Patrick Payne Attorney in fact

Joseph R. Patrick by Kristina Patrick Payne, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20120071656 DEEDWARR
Recvd: 09/24/12 09:44 2 pgs
Fees:13.00 Taxes:370.00

20120924-0086415

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kristina Patrick Payne, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Kristina Patrick Payne, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Joseph R. Patrick, the within named bargainor by the said Kristina Patrick Payne, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 21st day of September, 2012.

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

