RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130015037 DEEDWARR
Recvd: 02/22/13 12:38 3 pgs
Fees:18.00 Taxes:314.50

20130222-0017949

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 19th day of February, 2013

Notary Public
My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY

02-1212-48217

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Amy L. Flajnik	Same As Owner	101-00.00-84.00
6844 River Road Pike		My Commission Expires MAY 6, 2013
Nashville TN 37209		Map 101 Parcel 164.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Josephine Pauline McGill, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amy L. Flajnik, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Fred A. McGill, Jr. and wife, Josephine Pauline McGill by deed from Charles L. Sullivan and wife, Dorothy Mae Sullivan, dated October 17, 1955, recorded March 23, 1956, of record in Book 2497, Page 349,

And being the same property conveyed to Fred A. McGill, Jr. and wife, Josephine McGill by deed from Horace Mayo, Jr. and wife, Helen Mayo, dated April 30, 1973, recorded May 16, 1973, of record in Book 4707, Page 720, Register's Office for Davidson County, Tennessee. By Final Decree of record in Book 7837, Page 268, dated March 21, 1989, recorded May 9, 1989, subject property was divested out of Fred A. McGill, Jr. and vested in Josephine Pauline McGill.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6844 River Road Pike, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of February, 2013.

Josephine Pauline McGill by Virginia L. Anderson attorney in fact

Josephine Pauline McGill By:
Virginia Leanne Anderson, Attorney in Fact

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 Virginia Leanne Anderson, with whom I am personally acquainted (or proved to me on the bases of satisfaction evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized by Josephine S. McGill to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, TN this 15th day of February, 2013.

Notary Public at large

My commission expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being described as follows:

Beginning at an iron rod (new) on the southerly margin of River Road Pike at the northwest corner of the Daniel Martin land (Instrument # 20031203-0173856, RODC, TN); thence, leaving said southerly margin with said Martin S 33 deg 55' 31" W 695.29 feet to an iron rod (new) in the northerly line of the John Armstrong land (Instrument # 20001020-0104305, RODC, TN) in the southerly line of the Mayo Cemetery; thence with said Armstrong N 82 deg 13' 35" W, 10 feet to an iron rod (old) at the southwest corner of Lot 2, H.G. Mayo, Jr. Subdivision (Book 4595, page 150, RODC, TN); thence N 82 deg. 38' 35" W, passing a corner of Horis Carlton (Book 11732, page 401, RODC, TN); for a total distance of 172.64 feet to an iron rod (old) at the Southeast corner of the David McGill land (Book 5559, page 177, RODC, TN); thence with said McGill N 24 deg. 21' 40" E 836.55 feet to an iron post (old) on said southerly margin of River Road Pike; thence with said southerly margin with a curve to the right that has a radius of 924.93 feet, a chord bearing and distance of S 53 deg 15' 53" E 150.66 feet for an arc length of 150.83 feet to a point; thence S 41 deg. 24' 25" W 5.00 feet to a point; thence with curve to the right with a radius of 919.93 feet a chord bearing and distance of S 43 deg 46' 08" E 154.73 feet for an arc length of 154.92 feet to the point of beginning.