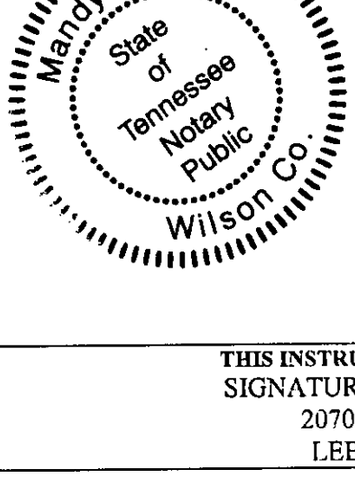


STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is 55,000.00

Affiant

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

Notary Public

My commission expires: 4-20-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LINDELL R. FLYNN **PEGGY S. FLYNN**	**NEW OWNER**	**07507020500**
106 RACHELS TRAIL COURT	**312 BROOKVIEW COURT**	
HERMITAGE, TN 37076	**OLD HICKORY, TN 37138**	

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 ACKNOWLEDGE, WE,

COURTNEY BOWMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDELL R. FLYNN AND PEGGY S. FLYNN, 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. 30-A, Zone Lot Division, Lots Nos. 23, 24, 25, 27, 29, 30, 31, 32, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48, Rachel's Square, Section 11, as of record in book 6250, page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO COURTNEY BOWMAN, UNMARRIED BY WARRANTY DEED FROM MICHAEL GULEZIAN, UNMARRIED DATED 06/17/11 AND RECORDED ON 07/15/11 IN INSTRUMENT NO. 20110715-0054121, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 106 RACHELS TRAIL COURT, HERMITAGE, TN 37076.

BILL GARRETT, Davidson County
Trans:T20130033090 DEEDWARR
Recvd: 04/23/13 09:46 2 pgs
Fees:13.00 Taxes:203.50
20130423-0040104

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 in 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.

Witness my/our hand(s) this 19th day of April, 2013.

COURTNEY BOWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, COURTNEY BOWMAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON