# Warranty Deed

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| BILL GARRETT, Davidson County<br>Trans:T20130045583 DEEDWARR<br>Recvd: 05/31/13 14:38 2 pgs<br>Fees:13.00 Taxes:1626.15<br>20130531-0055222 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $439,500.00.<br>Affiant<br>Subscribed and sworn to before me, this the 30th day of May, 2013.<br>Notary Public<br>My commission expires: 9/8/2013 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Ryan Thomas &<br>Kathleen Thomas | First Bank | |
| 4204 Elkins Ave. | attn: Payment Processing<br>3500 Blue Lake Drive | 09116019900 |
| Nashville, TN 37209 | Suite 325<br>Birmingham, AL 35243 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFF FLOWERS AND WIFE, RHONDA M. FLOWERS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN THOMAS AND KATHLEEN THOMAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Block No. 2, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly 2nd Avenue, 111 feet westerly from the westerly margin of 42nd Ave, No. formerly 1st Street; thence northwardly and parallel with 42nd Avenue No. 125 feet; thence westwardly and parallel with Elkins Avenue 50 feet, thence southwardly and parallel with 42nd Avenue North 125 feet to the northerly margin of Elkins Avenue; thence eastwardly with the northerly margin of said Avenue, 50 feet to the beginning.

Being the same property conveyed to Ruby A. Wall by Installment Deed from William E. Wall and wife, Dora Wall, of record in Book 4743, Page 511, Register's Office for Davidson County, Tennessee, dated September 1, 1973, and recorded on September 5, 1973. The said Ruby A. Wall also known as Ruby Aileen Batey Wall died intestate on November 30, 2007, leaving her children Ray T. Wall, Margie A. Wall Lewis, Bobby L. Wall, James Larry Wall, Michael A. Wall, Anthony Glen Wall and Earl F. Wall, as her sole heirs-at-law, as evidenced by an Affidavit of Heirship of record in Instrument Number 20080401-0032478, Register's Office for Davidson County, Tennessee, dated February 26, 2008 and recorded April 1, 2008. The said Ray T. Wall, Margie A. Wall Lewis, Bobby L. Wall, James Larry Wall, Michael A. Wall, Anthony Glen Wall and Earl F. Wall, being the sole heirs-at-law of Ruby Aileen Wall, conveyed a life estate to James

Larry Wall by Quitclaim Deed of record in Instrument Number 20080401-0032479, Register's Office for Davidson County, Tennessee, dated March 11, 2008 and recorded April 1, 2008; and

Being the same property conveyed to Jeff Flowers and wife, Rhonda M. Flowers, by Warranty Deed from James Larry Wall, Ray T. Wall, Margie A. Wall Lewis, Bobby L. Wall, Michael A. Wall, Anthony Glenn Wall, and Earl F. Wall, of record in Instrument Number 20120905-0080326, Register's Office for Davidson County, Tennessee, dated August 24, 2012, and recorded on September 5, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4204 Elkins Ave., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2013.

**Jeff Flowers**

**Rhonda M. Flowers**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeff Flowers and Rhonda M. Flowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY