3/18

BILL GARRETT, Davidson County
Trans:T20130050735 DEEDWARR
Recvd: 06/17/13 13:11 2 pgs
Fees:13.00 Taxes:1670.55
20130617-0061628

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$451,500.00~~.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2013.

Notary Public: GALAWAY

My commission expires: 11-2-14
(AFFIX SEAL)

PATRICIA J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Craig Carnley and Courtney D. Carnley	Renasant Bank	**172-06-0A-035.00-CO**
6040 Woodland Hills Drive	2200 Abbott Martin Rd #103	
Nashville, TN 37211	Nashville TN 37215	

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, WE,

ANDREW J. FLANIGAN AND WIFE, KATHERINE A. FLANIGAN,

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

CHRISTOPHER CRAIG CARNLEY AND COURTNEY D. CARNLEY, 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(s) 45, as shown on the map entitled Mountain View, Section One, Revision One, of record in Plat Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW J. FLANIGAN AND WIFE, KATHERINE A. FLANIGAN, by Deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument No. 20020410-0044224, dated March 27, 2002, said Register's Office.

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 **6040 Woodland Hills 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 Grantors do covenant with said Grantees that Grantors 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 12th day of June, 2013.

Andrew J. Flanigan

Katherine A. Flanigan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrew J. Flanigan and Katherine A. Flanigan**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2013.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

