BILL GARRETT, Davidson County
Trans:T20130065839 DEEDWARR
Recvd: 08/01/13 12:29 2 pgs
Fees:13.00 Taxes:288.60

20130801-0080226

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$78,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2013.

Notary Public

My commission expires: 11.3.2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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: |
|---|---|---|
| **Andrew J. Flanigan** | **NEW OWNER** | **147-14-0-026.00** |
| **5172 Ashley 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, WE,

**Fred Timothy Seagroves, a married man**

HEREINAFTER CALLED THE GRANTORS, 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. 127 on the Plan of Candlestick Farms, Section One, as of record in Plat Book 3300, page 56, Register's Office for said County.**

**Said Lot No. 127 fronts 90 feet on the east side of Edmondson Pike and extends back 151 feet on the north line and 167.9 feet on the south line which is a broken line to a dead line in the rear on which it measures 79 feet.**

**Being the same property conveyed to FRED B. SEAGROVES AND WIFE, LOTTIE E. SEAGROVES, by deed from HALLMARK CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, of record in Book 3646, page 21, dated October 23, 1963, said Register's Office. The said Fred B. Seagroves having since predeceased the said Lottie E. Seagroves on or about July 15, 2002. The said Lottie Ethel Seagroves having since died on or about April 26, 2012. The Last Will and Testament of Lottie Ethel Seagroves filed with the Davidson County Probate Clerk's Office as Docket No. 12P-953, which devises the said property to FRED TIMOTHY SEAGROVES.**

**Grantor hereby certifies, under penalty of perjury, that the property being conveyed herein has never been the principal residence of Grantor or his spouse.**

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 (__X__) Unimproved (____) property known as **5150 Edmondson Pike, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 30th day of July, 2013.

Fred T. Seagroves

**Fred Timothy Seagroves**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Fred Timothy Seagroves, a married man**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **July, 2013.**

Prophet

**Notary Public**

**My Commission Expires:**

11.3.2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY