(1)

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130066279 DEEDWARR
Recvd: 08/02/13 11:03 2 pgs
Fees:13.00 Taxes:703.00
20130802-0080845

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2013.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian S. Flynn	First Community Mortgage, Inc.	08709010200
(NAME)	(NAME)	
4925 Seiner Court	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jami D. Golden and wife, Katie V. Golden**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian S. Flynn and Haylee E. Flynn, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 47, on the Final Plat of New Hope Estates, Phase Two, of record in Plat Book 9700, Page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jami D. Golden, an unmarried man by Deed from Chad E. Swiger, a married man, dated 02/11/2005 and filed for record on 02/14/2005 in Instrument 200502140016449, Register's Office for Davidson County, Tennessee.
Katie V. Golden joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Plat Book 9700, Page 101, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6909, Page 840, said Register's Office.
Joint Use and Dedication of Easement Agreement of record in Book 7216, Page 477, said Register's Office.
Deed of Correction of Joint Use and Dedication of Easement Agreement of record in Book 8111, Page 562, said Register's Office.
Easement of record in Book 8111, Page 567, said Register's Office.
All matters including but not limited to an Easement of record in Book 9550, Page 330, said Register's Office.
Deed of Conveyance of record in Book 10208, Page 744, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4925 Seiner Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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(S), their heirs and/or 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 our hands this 31st day of July, 2013.

Jami D. Golden

Katie V. Golden

State of Tennessee
County of Wilson

Personally appeared before me Jami D. Golden and Katie V. Golden, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2013.

Notary Public
My Commission Expires: 8/3/15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.