This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Record & Return to
Watauga Title Company
155 Frank[illegible] Road, Suite [illegible]
Brent[illegible]d, TN 37[illegible]

ADDRESS NEW OWNER:
Rita Ann Donnelly
7433 Rolling River Pkwy
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **141-15**
GROUP **B**
PARCEL **13.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Justin Martin Flachbarth, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rita Ann Donnelly, unmarried and Drew Donnelly, unmarried, as joint tenants with right of survivorship**, 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. 289 on the Plan of Rolling River Estates, Phase II, of record in Plat Book 5200, page 7, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin Martin Flachbarth, married by deed dated January 4, 2013 from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument no. 20120107-0001528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

*Katja Flachbarth, spouse of Justin Martin Flachbarth, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

BILL GARRETT, Davidson County
Trans:T20130079073 DEEDWARR
Recvd: 09/12/13 10:03 3 pgs
Fees:18.00 Taxes:666.00
20130912-0096205

This is **improved** property known as **7433 Rolling River Pkwy, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **6th** day of **September, 2013.**

Justin Martin Flachbarth

Katja Flachbarth

STATE OF
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Justin Martin Flachbarth and Katja Flachbarth,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 10-2-2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 5.3.14

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY