THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 2/4/2015 (AFFIX SEAL)

BOX 50-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Long	NEW OWNER	MAP & PARCEL
536B Rosedale Avenue	536B Rosedale Avenue	146-10-0-39
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patrick H. Flynn and wife, Elizabeth Katrine Flynn**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Long and wife, Loran Long**

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. 18 on the revised Plan of Lots 16, 17 and 18, Forest Park to which Plan is of record in Book 3500, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Patrick H. Flynn and wife, Elizabeth Katrine Flynn by Deed from Donald E. Nichols, unmarried of record in Instrument Number 200008090079046, Register's Office for Davidson County, Tennessee, dated July 31, 2000 recorded on August 9, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED

() IMPROVED property known as **5060 Kingsview Ct, Nashville, TN 37220.**

BILL GARRETT, Davidson County
Trans: T20130079594 DEEDWARR
Recvd: 09/13/13 12:10 2 pgs
Fees: 13.00 Taxes: 222.00
20130913-0096792

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 we do covenant with the said GRANTEES 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 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 our hands this the 28th day of August, 2013.

Patrick H. Flynn

Elizabeth Katrine Flynn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick H. Flynn** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2013.

My Commission expires: 10/18/2016

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Katrine Flynn** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2013.

My Commission expires: 10/18/2016

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public