WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney at Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Timothy L. Flynn~~ ~~xxxxxxxxxxxx~~ Angela S. Flynn (NAME)	SAME AS NEW OWNER (NAME)	13313002300
1504 Dresden Circle (ADDRESS)	(ADDRESS)	BILL GARRETT, Davidson County Trans:T20130097715 DEEDWARR Recvd: 11/18/13 09:30 3 pgs Fees:18.00 Taxes:573.50
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20131118-0118572

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip E. Fuqua, Linda Gale Anderson, Phyllis Whitesell Dillard, John Mark Fuqua, and James Michael Fuqua, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela S. Flynn, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 640 on the Plan of Caldwell Hall, Section 7, as of record in Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip E. Fuqua and Juanita E. Fuqua as tenants in common by Quitclaim Deed of record in Book 5843, Page 134, Register's Office for Davidson County, Tennessee. Juanita K. Fuqua died intestate on August 27, 2009, and property is now vested in Phillip E. Fuqua as a surviving tenant in common and the interest of Juanita E. Fuqua is now vested in her heirs-at-law being Phillip E. Fuqua, her spouse and Linda Gale Anderson, Phyllis Whitesell Dillard, John Mark Fuqua, and James Michael Fuqua, her children.

Juanita K. Fuqua and Juanita E. Fuqua are one in the same person.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF CALDWELL HALL, SECTION 7, OF RECORD IN PLAT BOOK 3300, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 603 Dunston Dr., Nashville, TN 37211
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 15th day of November, 2013.

Phillip E. Fuqua, as a Tenant in Common Owner and
as an heir at law of Juanita E. Fuqua, deceased

By: _____
Linda Gale Anderson, His Attorney in Fact

Linda Gale Anderson, Individually, as an Heir at Law of
Juanita E. Fuqua, deceased

John Mark Fuqua, Individually, as an Heir at Law of
Juanita E. Fuqua, deceased

James Michael Fuqua

By: _____ by _____
Linda Gale Anderson, His Attorney in Fact and John Mark Fuqua, His Attorney in Fact

Phyllis Whitesell Dillard

By: _____ by _____
Linda Gale Anderson, Her Attorney in Fact and John Mark Fuqua, Her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Linda Gale Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Phillip E. Fuqua, acting as that person's agent and attorney in fact, and the said Linda Gale Anderson acknowledged that she executed the foregoing instrument as agent and attorney in fact for Phillip E. Fuqua for the purposes therein contained.

WITNESS my hand and seal, this 15th day of November, 2013.

My Commission Expires:
3-3-2014

_____
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Linda Gale Anderson, individually, and John Mark Fuqua, individually, to me know (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, this 15th day of November, 2013.

My Commission Expires:
3-3-2014

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Linda Gale Anderson, and John Mark Fuqua, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument on behalf of Phyllis Whitesell Dillard, acting as that person's agent and attorney in fact, and the said Linda Gale Anderson and John Mark Fuqua acknowledged that they executed the foregoing instrument as agent and attorney in fact for Phyllis Whitesell Dillard for the purposes therein contained.

Witness my hand and seal, this 15th day of November, 2013.

My Commission Expires:
3-3-2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Linda Gale Anderson, and John Mark Fuqua, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument on behalf of James Michael Fuqua, acting as that person's agent and attorney in fact, and the said Linda Gale Anderson and John Mark Fuqua acknowledged that they executed the foregoing instrument as agent and attorney in fact for James Michael Fuqua for the purposes therein contained.

Witness my hand and seal, this 15th day of November, 2013

My Commission Expires:
3-3-2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY