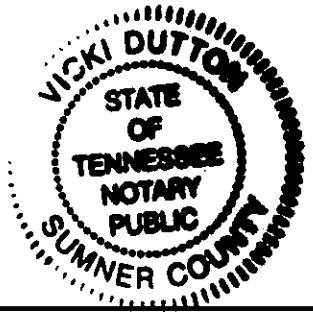
RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
[illegible] LAKE BLVD #200
HENDERSONVILLE TN 37075

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00

Rebecca Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2014.

Vicki Dutton
Notary Public

MY COMMISSION EXPIRES: 3/1/16

(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
Kelly M. Flanagan	F&M Bank	07303003900
(NAME)	(NAME)	
2608 Western Hills Drive	100 Bluegrass Commons, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140014729 DEEDWARR
Recvd: 03/04/14 12:44 2 pgs
Fees:13.00 Taxes:750.73
20140304-0018086

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, **Matthew Cain Parsons and wife, Rebecca Parsons**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly M. Flanagan and Bryan Flanagan, Wife and Husband**, 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 Lot No. 51 on the plan of Section Two, Sutherland Heights, as shown by plat of record in Plat Book 2663, Page 58, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew Cain Parsons and wife, Rebecca Parsons by Warranty Deed dated 11/30/2006 from Alma Jean Lawson, unmarried of record in Instrument 200612050150259, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2663, Page 58, said Register's Office.

Restrictive Covenants of record in Book 2795, Page 97, as amended of record in Book 2859, Page 57, said Register's Office.

All matters set out in document including but not limited to restrictions of record in Book 2745, Page 403, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2608 Western Hills Drive, Nashville, TN 37214

File No.: 01288-19012
SMG TN Warranty Deed

(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 27th day of February, 2014.

Matthew Cain Parsons by Rebecca Parsons his attorney in fact

Matthew Cain Parsons by Rebecca Parsons his attorney in fact

Rebecca Parsons

Rebecca Parsons

State of Tennessee
County of Wilson

On this 27th day of February, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Rebecca Parsons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Matthew Cain Parsons, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. *20140304-0018085, Register's Office of Davidson County, Tennessee.

*20140304-0018085

Tracey Trumphour

Notary Public
My Commission Expires: 8.19.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names Rebecca Parsons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.19.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

File No.: 01288-19012
SMG TN Warranty Deed