THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2014. Notary Public MY COMMISSION EXPIRES: 2/4/2015 (AFFIX SEAL)

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
Victor Flowers		
2202 Hermosa Street	Same as new owner	092-07-0-011.00
Nashville, TN 37208		
(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, **Tony Claiborne and wife, Mary Darlene Claiborne, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Flowers and Renita Flowers, husband and wife**

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 the Westerly 45 feet of the East 93 feet of the South 162 1/2 feet of Lot No. 4 on the Plan of the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 453, Chancery Court at Nashville, described as follows:

Beginning at a point in the Northerly margin of Hermosa Street said point being 48 feet East of the common corner of Lots 4 and 5 on said plan; thence Northerly along the line between said lots 162.5 feet to an alley; thence Easterly along said alley 45 feet to a point; thence Southerly 162.5 feet to the Northerly margin of Hermosa Street; thence Westerly along said margin of said street 45 feet to the point of beginning.

Being the same property conveyed to Tony Claiborne and Mary Darlene Claiborne, husband and wife by Warranty Deed from Martha R. Taylor, unmarried, of record in Instrument No. 20100615-0046379, Register's Office for Davidson County, Tennessee, dated June 11, 2010 and recorded on June 15, 2010.

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 () UNIMPROVED

(X) IMPROVED property known as **2202 Hermosa Street, Nashville, TN 37208.**

BILL GARRETT, Davidson County
Trans:T20140019224 DEEDWARR
Recvd: 03/21/14 15:47 2 pgs
Fees:13.00 Taxes:22.20
20140321-0023621

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 19th day of March, 2014.

Tony Claiborne

Mary Darlene Claiborne

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 **Tony Claiborne** 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 19th day of March, 2014.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 5-3-16

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 **Mary Darlene Claiborne** 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 19th day of March, 2014.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 5-3-16

Notary Public