BILL GARRETT, Davidson County
Trans:T20140029817 DEEDWARR
Recvd: 05/01/14 10:42 2 pgs
Fees:13.00 Taxes:518.00
20140501-0036739

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2014.,

Notary Public

MY COMMISSION EXPIRES: 7/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Chester and Susan Chester	Franklin American Mortgage	094160E11900co
(NAME) 905 Spence Enclave Ct	(NAME) 501 Corporate Centre Dr	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Franklin, TN,37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **William T Flugan, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samantha Chester and Susan Chester, 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, TNennessee, being Unit Number 119, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141572, amended in Instrument Number 320061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404-20080507-0047102 and 20100427-0031915 and By Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to William T. Flugan, unmarried by deed dated September 29, 2011 from R. J. York Homes, LLC, a Tennessee limited liability Company and filed of record in Instrument #20111011-0079005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 905 Spence Enclave Ct, Nashville, TN 37210

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, has 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 29th day of April, 2014.

William T Flugan by Susan Heinrich

William T Flugan
BY: Susan Heinrich, Attorney In Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Susan Heinrich, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of William T. Flugan and who acknowledge that he/she executed the same as the free act and deed of the said William T. Flugan. By virtue of a Power of Attorney, duly executed and appearing of record in Book #_____, Page _____, said Register's Office.

#20140501-0036738

Witness my hand and official seal, this 29th day of April, 2014.

Jodi Jackson
Notary Public

My commission expires: 7/24/17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY