**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20140030237 DEEDWARR
Recvd: 05/02/14 10:55 2 pgs
Fees: 13.00 Taxes: 610.50
20140502-0037293

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 4/24/2017
(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 |
|---|---|---|
| Ann M. Flaharty | Gardner Financial dba LEGACY MUTUAL | 091-1-30-189.00 |
| (NAME) 418 Westboro Drive | (NAME) 3503 Paesanos Parkway | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) San Antonio, TX 78231 | |
| (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, **John Mahoney and Charles L. Duncan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ann M. Flaharty, unmarried**, 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. 11 on the Plan of Section One, Westboro Subdivision, of record in Book 1424, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth L. Grammer and wife, LaDonna L. Grammer by Warranty Deed from Jerry Lynn Woodard, Executor of the Estate of Herbert H. Woodard, deceased dated April 30, 2008, of record in Instrument No. 20080505-0046271, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John Mahoney and Charles L. Duncan by Warranty Deed from Kenneth L. Grammer and wife, LaDonna L. Grammer dated September 18, 2013, of record in Instrument No. 20130920-0099290, 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 418 Westboro Drive, Nashville, TN 37209

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 **30th** day of **April, 2014**

**John Mahoney**

**Charles L. Duncan**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John Mahoney and Charles L. Duncan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. BURNETT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON