THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14030469**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,010.00. Kristion Booth Affiant Subscribed and sworn to before me, this 30th day of April, 2014. Notary Public My Commission Expires: 7-3-17

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

WARRANTY DEED

Address New Owner: Joshua A. Goss 4805 Irving Lane Nashville TN 37214	Send Tax Bills To: PINNACLE BANK 150 3RD AVE S., SUITE 900 NASHVILLE, TN 37201	Tax Information: Tax Parcel ID No. 062-02-0B-261.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley Dean Flener and Natasha R. Flener, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua A. Goss,** A SINGLE MAN, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of the Final Plat, Cluster Lot Development, Abbington Park Phase One - Section Five, of record in Plat at Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Cook, Trustee by Quitclaim Deed from Bradley D. Flener and Natasha Cole, of record in Instrument No. 20070126-0010904, Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on January 26, 2007 and within the same deed the said John T. Cook, Trustee conveyed his interest in the subject property to Bradley D. Flener and wife, Natasha R. Flener.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record as Instrument Number 20060113-0005368, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Abbington Park of record in Instrument Number 20030213-0020075, with Supplemental Addition of Phase One, Section Five in Instrument No. 20060202-0012846, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

BILL GARRETT, Davidson County
Trans:T20140030436 DEEDWARR
Recvd: 05/02/14 15:08 2 pgs
Fees:13.00 Taxes:636.44
20140502-0037616

Charter for Abbington Park Homeowners Association, Inc. of record in Instrument No. 20030303-0027405, in the Register's Office for Davidson County, Tennessee.

By-Laws of Abbington Park Homeowners Association, Inc. of record in Instrument No. 20030303-0027406, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area and Open Space to Abbington Park Homeowners Association, Inc. of record in Instrument No. 20060202-0012845, in the Register's Office for Davidson County, Tennessee.

Covenants and conditions of record in Instrument No. 200007200071648, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions of record in Instrument No. 20010402-0031520, in the Register's Office for Davidson County, Tennessee.

Abbington Park Subdivision Sign Easement of record in Instrument No. 20040630-0077518, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.

Easement for ingress and egress right of way of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.

Warranty Deed of Flowage Easement granted to USA of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for water and sewerage services of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4805 Irving Lane Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2014.

Bradley Dean Flener Natasha R. Flener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley Dean Flener and Natasha R. Flener, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014