(2)

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKS BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2014 ,

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(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
Gegory Vonnehme	CMG Mortgage, Inc	064 12 0A 104.00
(NAME)	(NAME)	
104 Saddle Tree Ct	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA, 94583	
(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, **Karen Priscilla Flynn and Jonathan E. Flynn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gegory Vonnehme, a single man**, 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, described as follows, to-wit:

Being Unit No. 104, as shown on the Plan of the Addition to Section One, Fox Run, Condominium Apts., of record in Book 5200, page 89, which amends Book 4860, page 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Mary Fitzpatrick Gatlin by Warranty Deed from Charles R. King and Myra R. King, his wife dated June 3, 1987, of record in Book 7261, page 360, Register's Office for Davidson County, Tennessee. The said Mary Fitzpatrick Gatlin died intestate on May 2, 2008, leaving the following heirs at law, Jennifer G. Harris, Gray N. Gatlin, and Holly G. Cooper, as contained in Affidavit of Heirship, dated June 6, 2008 of record in Instrument No. 20080617-0062242, Register's Office for said County.

FURTHER being the same property conveyed to Karen Priscilla Flynn and Jonathan E. Flynn, wife and husband by Warranty Deed from Jennifer G. Harris and Gray N. Gatlin and Holly G. Cooper dated January 24, 2013, of record in Instrument No. 20130128-0008631, 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 104 Saddle Tree Ct, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20140039594 DEEDWARR
Recvd: 06/05/14 10:12 2 pgs
Fees:13.00 Taxes:499.13

20140605-0048874

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 2nd day of **June, 2014**,

Karen Priscilla Flynn

Jonathan E. Flynn by Karen Priscilla Flynn, Attorney In Fact

BY KAREN PRISCILLA FLYNN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Karen Priscilla Flynn** ~~**and Jonathan E. Flynn,**~~ 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 2nd day of June, 2014.

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

Notary Public

My commission expires: 8-29-2017

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Karen Priscilla Flynn**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Jonathan E. Flynn** and who acknowledge that he/she executed the same as the free act and deed of the said **Jonathan E. Flynn** by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, Page _____, said Register's Office.

20140605 0048873

WITNESS my hand and official seal at Nashville, Tennessee this 2nd day of June, 2014.

NOTARY

MY COMMISSION EXPIRES: 8/29/2017

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