BILL GARRETT, Davidson County
Trans:T20140042897 DEEDWARR
Recvd: 06/17/14 15:08 2 pgs
Fees:13.00 Taxes:884.67
20140617-0052872

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$239,100.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2014.

Notary Public

My commission expires:

(AFFIX SEAL)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-24-2017

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Voce	**SunTrust Mortgage, Inc.**	
5150 Edmondson Pike	**901 Semmes Ave**	**147-14-0-026.00**
Nashville, TN 37211	**Richmond, VA 23224**	

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, WE,

Andrew J. Flanigan and Katherine A. Flanigan, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Voce, a single person,

HEREINAFTER CALLED THE GRANTEE, HISHEIRS 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. 127 on the Plan of Candlestick Farms, Section One, as of record in Plat Book 3300, page 56, Register's Office for said County.

Said Lot No. 127 fronts 90 feet on the east side of Edmondson Pike and extends back 151 feet on the north line and 167.9 feet on the south line which is a broken line to a dead line in the rear on which it measures 79 feet.

Being the same property conveyed to ANDREW J. FLANIGAN AND KATHERINE A. FLANIGAN, HUSBAND AND WIFE, by deed from FRED TIMOTHY SEAGROVES, A MARRIED MAN, of record in Instrument No. 20130801-0080226, dated July 30, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **5150 Edmondson Pike, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantosr do covenant with said Grantee that Grantors is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 6th day of June, 2014.

Andrew J. Flanigan

Katherine A. Flanigan

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrew J. Flanigan and Katherine A. Flanigan**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **June, 2014.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY