BILL GARRETT, Davidson County
Trans:T20140061828 DEEDWARR
Recvd: 08/21/14 09:04 2 pgs
Fees:13.00 Taxes:758.50
20140821-0076149

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0785

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2014

Notary Public
Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Henderson 2106 Geneiva Dr. Nashville, TN 37216	FirstBank 3500 Blue Lake Drive, Ste. 325 Birmingham, AL 35243	072-08-0-078.00

WARRANTY DEED

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,

Coleman J. Flynn, unmarried and Michael C. Flynn, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Henderson and Sheila Henderson, 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, Tennessee, being Lot No. 12 on the plan of Geneiva Heights, of record in Book 2083, Page 65, as amended in Book 2249, Page 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Coleman J. Flynn and Michael C. Flynn, as tenants in common, by Special Warranty Deed from The Secretary of Veterans Affairs, dated 8/31/10 and recorded 9/10/10 in Instrument No. 20100910-0071998, Register's Office for Davidson County, Tennessee.

The subject property is not the principle residence of Michael C. Flynn or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2106 Geneiva Dr., Nashville, TN 37216.

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of August, 2014.

Coleman J. Flynn

Michael C. Flynn
By: Coleman J. Flynn, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Coleman J. Flynn
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of August, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires:

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 19th day of August, 2014, before me personally appeared Coleman J. Flynn to me known to be the person who executed the foregoing instrument on behalf of Michael C. Flynn, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Michael C. Flynn.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of August, 2014.

Notary Public

Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016