THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081578** BILL GARRETT, Davidson County Trans:T20140062820 DEEDWARR Recvd: 08/25/14 12:51 2 pgs Fees:13.00 Taxes:4171.75 20140825-0077291	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,127,500.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy P. Flinn and Erin B. Hand 208 Cantrell Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 10413001700

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, **Debra M. Fish, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy P. Flinn and Erin B. Hand, Husband and Wife**, ("Grantees"), their 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. 5, the Northerly 10 feet of Lot No. 6 and the Southerly 10 feet of Lot No. 4 on the Subdivision of Lots 6, 7, 8, and 9 in Block F and Lots 8, 9, and 10 in Block E, Whitland Realty Co.'s Subdivision, of record in Book 421, Page 169, Register's Office for said County, also being marked "Hirsig" on the plan of Resubdivision of certain lots in Blocks E, F and G in Whitland Realty Co.'s Subdivision, of record in Book 547, Page 35, Register's Office for said County. Also shown on the Map of Bransford Realty Co.'s Subdivision of certain lots in Whitland Realty Co.'s Subdivision, of record in Book 547, Page 53, Register's Office for said County.

Said Lot No. 5 and parts of Lots No. 6 and 4 adjoin and front together 80 feet on the Easterly side of Cantrell Avenue (formerly Wilson Avenue) and run back between parallel lines, 200 feet to a dead line, and are a part of the Original Lot No. 8 of Block F.

Being the same property conveyed to Debra M. Fish, an unmarried woman by Warranty Deed from Andrew McEntire Caldwell, and wife, Mary Beth Caldwell, and Lee Caldwell, an married man, recorded on the 4th day of September, 2008 in Instrument No. 20080904-0090821, in the Register's Office, Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 169, Plat Book 547, Page 35 and Plat Book 547, Page 53.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 208 Cantrell Avenue Nashville TN 37205.

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 22nd day of August, 2014.

Debra M. Fish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Debra M. Fish, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014