WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069033 DEEDWARR
Recvd: 09/16/14 10:12 2 pgs
Fees:13.00 Taxes:1998.00
20140916-0084672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2014..

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DE STA. OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Flynn	new owner	**105-010-D-00100CO**
(NAME)	(NAME)	
1411 South Street		**Out of**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		**105-1-30.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROBERT J. SCHNEIDER AND WILLIAM WIGGS THOMPSON, IV, BOTH MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK C. FLYNN AND STACY A. FLYNN, 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 Unit A of the 902 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements and described in the Declaration of Covenants, Conditions and Restrictions for 920 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140228-0017473 and amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 902 15th Avenue South Townhomes of record in Instrument No. 20140320-0022959, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit.

Being a portion of the property conveyed to Robert J. Schneider and Williams Wiggs Thompson, IV by Warranty Deed from Larry J. Sims, widower, dated February 28, 2014, recorded February 28, 2014, in Instrument Number 20140228-0017472, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as

1411 South Street			Nashville, TN	37212
(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2014 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 4350, page 38 and Book 57, page 31, said Register's Office and (c) Restrictive covenants contained in Instrument Number 20140228-0017473 and Instrument Number 20140320-0022959, said Register's Office; (d) Charter of Homeowners Association of record in Instrument Number 20140228-0017474, Register's Office for Davidson County, Tennessee.

Grantor(s) certify that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouses, or the Grantor(s)'s dependents.

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, 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 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 hand this 12th day of September, 2014

Robert J. Schneider

William Wiggs Thompson, IV

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Robert J. Schneider, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of September, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, William Wiggs Thompson, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of September, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public