WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Y-VRES-14-1003

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis Flynn	**American Mortgage Service Company**	
(NAME) **1003 Dozier Place**	(NAME) **11503 Springfield Pike**	**072-05-0-143.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Cincinnati, OH 45246**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRANCES M. NICHOLSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRAVIS M. FLYNN, UNMARRIED PERSON, AND ALEXA TAYLOR AYALA,*** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *an unmarried person

Land in Davidson County, Tennessee, being Lot No. 30 and 32 on the Map of Dozier Place of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 30 and 32 adjoin and front together 100 feet on the northerly side of Dozier Avenue and run back 109 feet on the westerly line 113.3 feet on the easterly line to a dead line, measuring 100.2 feet thereon.

Being the same property conveyed to Frances M. Nicholson by deed from Walter C. Nicholson of record in Book 7480, page 533, Register's Office for Davidson County, Tennessee, dated February 22, 1988 and recorded on March 1, 1988.

This conveyance is subject to:
- Taxes for the year 2014.
- Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 Dozier Place , Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140070748 DEEDWARR
Recvd: 09/22/14 12:17 2 pgs
Fees:13.00 Taxes:721.13
20140922-0086707

Witness my/our hand(s) this the 16th DAY OF SEPTEMBER, 2014.

Frances M. Nicholson by William Glenn Nicholson Attorney-in-Fact

Frances M. Nicholson by William Glenn Nicholson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Glenn Nicholson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRANCES M. NICHOLSON, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANCES M. NICHOLSON.

Witness my hand and official seal, this the 16th of September, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212