Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140073668 DEEDWARR
Recvd: 10/01/14 08:48 2 pgs
Fees:13.00 Taxes:1887.00
20141001-0090397

File #14-1330

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Margaret Trahern and husband, Wayne Flatt,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Beverly B. Price, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Village of Cherry Glen, Phase 4, as of record in Plat Book 9700, page 664, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah Margaret Trahern by Warranty Deed from Jack G. Elder and wife, Betty Jane Elder, dated September 15, 2004, as Instrument No. 20040921-0113700, Register's Office for Davidson County, Tennessee.

Wayne Flatt joins in this conveyance to convey any and all marital interests in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 613 Cherry Glen Circle, Nashville, TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of September, 2014.

Sarah Margaret Trahern

Wayne Flatt

State of Tennessee)
County of Davidson)

On this _____ day of September, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah Margaret Trahern, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this 23rd day of September, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Wayne Flatt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 510,000.00.

Affiant

Sworn and subscribed before me on this the 29 day of September, 2014.

Notary Public

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Beverly B. Price 613 Cherry Glen Circle Nashville, TN 37215	New Owner	131-6-H-65