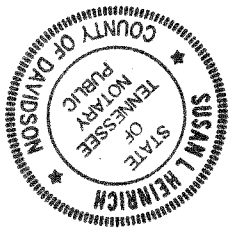
Davidson County	DEEDWARR
Recvd: 12/22/14 14:55	2 pgs
Fees:13.00 Taxes:129.50	
20141222-0117015	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of , 20

Notary Public

MY COMMISSION EXPIRES: 9/9/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Flatrock Partners, LLC	Flatrock Partners, LLC	119 01 0 486.00
(NAME)	(NAME)	
117 Valeria Street	1820 PRIMROSE AVE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	NASHVILLE, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Thirty-Five Thousand And No/100 Dollars ($35,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, ~~Teresa~~ Theresa **Overstreet**,* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Flatrock Partners, LLC**, 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: * unmarried

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Subdivision of Lots Nos. 7, 8, 9, 10 and parts of other lots in Cumberland Nurseries, as of record in Book 332, Page 36, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Jerry Wayne Overstreet and Theresa Overstreet, Husband and Wife, as Joint Tenants with the right of survivorship by Warranty Deed from Calvin Jones and Rachel Jones dated October 1, 2009 and recorded October 6, 2009 as Instrument No. 20091006-0093145, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The said Jerry Wayne Overstreet having since died on 7-2-2011 Leaving Theresa Overstreet as his sole surviving spouse.

File Number: GRN-142475

unimproved ☐

This is improved ☒ property, known as 117 Valeria Street, Nashville, TN 37210

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, has 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 our hands this 19th day of December, 2014.

~~Teresa~~ Overstreet

Theresa

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Theresa ~~Teresa~~ Overstreetthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017