BILL GARRETT, Davidson County
Trans:T20140096733 DEEDWARR
Recvd: 12/29/14 10:03 2 pgs
Fees:13.00 Taxes:634.55
20141229-0118287

WARRANTY DEED

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $171,500.00

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2014.

Notary Public

My commission expires: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas H. Flugel Lindsay C. Flugel	Franklin American Mortgage Co	Map 064-16-0-D Parcel 058-00co
1904 Brookmeadow Court	501 Corporate Centre Drive Suite 400	
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph M. Finlay and wife, Linda J. Finlay, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas H. Flugel and Lindsay C. Flugel, 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 Lot No. 172 on the Plan of Truxton Park, Section Two, as of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph M. Finlay and wife, Linda J. Finlay, by Deed dated October 29, 2007 from Anthony Noia and wife, Tracy Noia, of record in Instrument No. 20071031-0128361, Register's Office for Davidson County, Tennessee.

Pursuant to Petition for Appointment of Conservator, the Order Appointing Conservator of the Person and Property, filed October 13, 2013, Docket No. P7599, in the Chancery Court of Williamson County, Probate Division, the said Joseph Merle Finlay, Susan Rae Ney and Sharon Lynne Bell were appointed co-conservators of the person and property of Respondent Linda June Finlay and Letters of Conservatorship and further empowered with the right and authority to sell the said property. The Order approving the Sale of Real Property, dated December 10, 2014, Docket No. P7599 was entered December 10, 2014.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as shown in Instrument No. 20010515-0049898, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20001208-0121300, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of Truxton Park of record in Instrument No. 20001011-0100896 and superceded of record in Instrument No. 20001030-0107559 and supplemented of record in Instrument No. 20010522-0052910, Register's Office for Davidson County, Tennessee.

4) By-Laws of Truxton Park Homeowners' Association, Inc., of record in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee.

5) Charter of Truxton Park Homeowners' Association, Inc., of record in Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee.

6) Dedication of common areas to Truxton Park Homeowners' Association of record in Instrument No. 20050311-0027267, Register's Office for Davidson County, Tennessee.

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

7) Easement conveyed to First Suburban Water Utility District (Cumberland Utility District) of record in Book 4910, Page 838, Register's Office for Davidson County, Tennessee.
8) Easement described and retained in the Deed of record in Book 5694, Page 514 and in Book 5699, Page 535, Register's Office for Davidson County, Tennessee.
9) Stormwater Detention Agreement of record in Instrument No. 20020524-0063322, Register's Office for Davidson County, Tennessee.
10) Easement Agreement of record in Book 7877, Page 328, Register's Office for Davidson County, Tennessee.
11) Taxes for the current year which have been prorated and paid by the Grantor herein, Grantees to pay subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **1904 Brookmeadow Court, Hermitage, TN 37076**

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 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/our hand(s) this **22nd** day of **December, 2014.**

Joseph M. Finlay

Susan Rae Ney, as Co-Conservator for Linda J. Finlay also known as Linda June Finlay

Joseph M. Finlay as Co-Conservator for Linda J. Finlay, also known as Linda June Finlay

Sharon Lynne Bell, Co-Conservator for Linda J. Finlay also known as Linda June Finlay

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Joseph M. Finlay,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public **My Commission Expires:** 2/13/17

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Joseph M. Finlay, as Co-Conservator for Linda J. Finlay,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public **My Commission Expires:** 2/13/17

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Susan Rae Ney as Co-Conservator for Linda J. Finlay ,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public **My Commission Expires:** 2/13/17

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Sharon Lynn Bell as Co-Conservator for Linda J. Finlay ,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public **My Commission Expires:** 2/13/17