Davidson County DEEDWARR
Recvd: 05/27/15 13:49 2 pgs
Fees:13.00 Taxes:259.00
20150527-0048673

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Flum P.O. Box 60957 Nashville, TN 37206	Same	Map 149 05 0 Parcel 104.00

For and in 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,

Charles L. Pickney, Jr., Value Properties, LLC

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

William M. Flum

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:

Lot No. 124 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, Page 61, and as amended in Book 5066, Page 836, Book 5126, Page 996, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Pickney, Jr., Value Properties, LLC by deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated November 5, 2010, of record in Instrument No 20101201-0095459, and being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed of record in Instrument No. 20100626-0048891, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 4860, page 61, and 5066, page 836, and 5126 page 996, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4924 Barclay Square Drive, Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 26th day of May, 2015.

Charles L. Pickney, Jr.
Value Properties, LLC

Charles L. Pickney, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Charles L. Pickney, Jr., Value Properties, LLC with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member respectively of Value Properties LLC, the within named bargainor, and Limited Liability Company, and that he as such appointed Charles L. Pickney, Jr. being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company, by the Member, as such free act and deed, and attesting the same of the Limited Liability Company.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 26th, day of May, 2015

NOTARY PUBLIC

My commission expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles L. Pickney, Jr. with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 5/26/15

Notary Public James C. Smith

My Commission Expires: ~~March 3, 2015~~ 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027