Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1028

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF August 2015

Notary Public
Commission Expires: _____

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires March 21, 2018

BILL GARRETT, Davidson County
Trans: T20150066121 DEEDWARR
Recvd: 08/10/15 11:04 2 pgs
Fees: 13.00 Taxes: 554.63
20150810-0079524

Address of New Owner	Send Tax Bills To:	Map & Parcel
Terri Flynn 107 Shadow Glen Drive Nashville, TN 37211	NEW OWNER	161160A00400 CO

WARRANTY DEED

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, I/WE,

Olesa P. Chernish Falkenberg, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick A. Flynn and wife, Terri Flynn

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 Unit No. 4B, of Building No. 1, The Townhomes of Shadow Glen, as depicted on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040315-0029248; and First Supplementary in Instrument No. 20040713-0083179; and corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707 and Instrument No. 20040317-0030572, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Olesa P. Chernish Falkenberg by Quitclaim Deed from Natalya P. Chernish, unmarried, dated 11-17-2010 and recorded 12-02-2010 in Instrument No. 20101202-0096175, Register's Office for Davidson County, Tennessee.

Erik Mitchell Falkenberg, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Olesa P. Chernish Falkenberg.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 107 Shadow Glen Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of August, 2015.

Olesa P. Chernish Falkenberg

Olesa P. Chernish Falkenberg

Erik Mitchell Falkenberg

Erik Mitchell Falkenberg

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Olesa P. Chernish Falkenberg and Erik Mitchell Falkenberg** with whom I am personally acquainted (or 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 and official seal at Brentwood, Tennessee this 6th day of August, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17