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

39-B
File #15-1332

BILL GARRETT, Davidson County
Trans:T20150072125 DEEDWARR
Recvd: 08/25/15 15:10 2 pgs
Fees:13.00 Taxes:588.30
20150825-0086042

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 **Douglas B. Flower and Kelli Flower, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary M. Yohn, an unmarried woman**, 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 the easterly 40 feet of Lot No. 26 and the westerly 10 feet of Lot No. 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, Page 84, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Edwin Avenue (also known as Edwin Street) 10 feet east of the corner of Lot Number 26 and 27; thence northerly parallel to the line between said lots, 184 feet to a point; thence easterly 50 feet to a point, which is 10 feet east of the corner of Lot Numbers 26 and 25; thence with the line between said lots, 184 feet to the north margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Douglas B. Flower, unmarried, by Warranty Deed from Byron Herlong, unmarried, in the amount of $70,500.00 dated March 23, 2007 of record as Instrument No. 20070327-0036654, Register's Office for Davidson County, Tennessee. Kelli Flower, spouse of Douglas B. Flower, joins in this conveyance to convey any and all marital interest she may have 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: 535 Edwin Street, Nashville TN, 37207.

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 21st day of August, 2015.

Douglas B. Flower

Kelli Flower

State of Tennessee)
County of Davidson)

On this 21st day of August, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Douglas B. Flower and Kelli Flower, 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: 5-8-15

KENNETH M. BALLEW
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: **$ 159,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of August, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mary M. Yohn	Farmington Mortgage	71-8-341.00
535 Edwin Street	2002 Richard Jones Road, Suite 300A	
Nashville, TN 37207	Nashville, TN 37215	