PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2082

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashawnae Flippo Sharina Flippo 654 Flintlock Court Nashville, TN 37211	NEW OWNER	135-16-B-126.00

BILL GARRETT, Davidson County
Trans:T20150103082 DEEDWARR
Recvd: 12/07/15 09:21 2 pgs
Fees:13.00 Taxes:437.53
20151207-0122836

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,250.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2015.

Notary Public

My Commission Expires: 3/24/2019
(Affix Seal)

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Brooke A. Gustafson, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ashawnae Flippo and Sharina Flippo, 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 Unit No. 126 on the plan of Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said Unit.

Being the same property conveyed to Brooke A. Gustafson, an unmarried woman by Warranty Deed from Edward A. Sloan, Jr., single, dated October 17, 2014, recorded October 21, 2014, of record in Instrument No. 20141021-0097059, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Edward A. Sloan, Jr. by Warranty Deed from Gregory Strickland (unmarried man), dated November 19, 2012, recorded November 21, 2012, of record in Instrument No. 20121121-0107283, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **654 Flintlock Court, Nashville, TN 37217**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **November, 2015.**

GRANTOR(S)

Brooke A. Gustafson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brooke A. Gustafson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **November, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016