STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$205,000.00** (Two Hundred Five Thousand).

Blair Dean

AFFIANT

Subscribed to and sworn before me this 18th day of December, 2015.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires OCT 15 2016

(NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20150108521 DEEDWARR
Recvd: 12/23/15 13:02 2 pgs
Fees:13.00 Taxes:758.50
20151223-0129234

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Blair Dean 919 South 13th Court Nashville, TN 37206	Caliber Home Loans, Inc. 3701 Regent Blvd., Suite 180 Irving, TX 75063	09405006900

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, **FLANIGAN INVESTMENTS, LLC, a TENNESSEE limited liability company,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BLAIR DEAN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 91 on the Plan of Shelby Heights, Section 1, Revised, of record in Deed Book 2330, Page 171 (erroneously referred as Book 5531, Page 907), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Battle by deed from Donald C. Battle, of record in Instrument No. 20141126-0109065, Register's Office for Davidson County, Tennessee, dated 10/01/2014 and recorded 11/26/2014.

Being the same property conveyed to Joseph Spicer and spouse, Juanita Spicer by deed from Christopher Battle, single, of record in Instrument No. 20150225-0015959, Register's Office for Davidson County, Tennessee dated 02/20/2015 and recorded 02/25/2015.

Being the same property conveyed to Flanigan Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Joseph Spicer and spouse, Juanita Spicer, of record in Instrument No. 20150505-0040994, Register's Office for Davidson County, Tennessee dated 05/04/2015 and recorded 05/05/2015.

Being also known as 919 South 13th Court, Nashville, Tennessee 37206

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **919 SOUTH 13TH COURT** **NASHVILLE, TN 37206**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2015114053

WITNESS, this 18th day of December, 2015

Flanigan Investments, LLC, a Tennessee limited liability company

BY: _____ MBR.
Mary Christy Flanigan, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that **Mary Christy Flanigan** is one of the members of **Flanigan Investments, LLC**, a member-managed Tennessee Limited Liability Company, and the she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said **Flanigan Investments, LLC**, by signing her name as such member.

Witness my hand and official seal on this the 18th day of December, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

_____
Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2015114053