Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Toni Belyea
Affiant

Subscribed and sworn to before me, this 12th day of February, 2016

Erin Kirouac
Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Flanigan Investments, LLC 904 42nd Avenue North Nashville, TN 37209-2330	New Owner	091-08-0-280-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher S. Paradis and Danielle M. Belfiore,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Flanigan Investments, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Plan of Clifton of record in Plat Book 161, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher S. Paradis and Danielle M. Belfiore by Special Warranty deed from Regions Bank of record in Instrument No. 20090713-0065051 Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on July 13, 2009.

This property is improved property known as **904 42nd Avenue North, Nashville, TN, 37209-2330.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 161, Page 80, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160013372 DEEDWARR
Recvd: 02/18/16 09:47 2 pgs
Fees:13.00 Taxes:259.00
20160218-0015360

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 12th day of February, 2016.

Christopher S. Paradis, by Triston Jacobs, his
Attorney in fact

Danielle M. Belfiore, by Triston Jacobs, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Christopher S. Paradis and Danielle M. Belfiore**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Christopher S. Paradis and Danielle M. Belfiore** and appearing of record in Instrument No. 20160218-0015359, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, this the 12th day of February, 2016

Notary Public

My Commission expires: 8-5-18

FILE NO: 2016014129

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON