BILL GARRETT, Davidson County
Trans: T20160016285 DEEDWARR
Recvd: 02/29/16 11:14 2 pgs
Fees: 13.00 Taxes: 1017.50
20160229-0018875

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$275,000.00** (Two Hundred Seventy Five Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of February, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

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:
Robert W. Flannery and Melody P. Flannery 718 Dimitri Avenue Metairie, LA 70001	Robert W. Flannery & Melody P. Flannery 718 Dimitri Avenue Metairie, LA 70001	161140A02900CO

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, **MANDY FLANNERY O'LEARY, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT W. FLANNERY AND WIFE, MELODY P. FLANNERY,** 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:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Phase 1, Thrible Springs Estates, as shown on plat of record in Plat Book 6900, page 313, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Bannon O'Leary and Mandy Flannery O'Leary by deed from American Renaissance, LLC, of record in Instrument No. 20060602-0064918, dated 05/23/2006 and recorded 06/02/2006, Register's Office for Davidson County, Tennessee and further being conveyed to Mandy Flannery O'Leary by Quitclaim Deed from John Bannon O'Leary, of record in Instrument No. 20160229-0018874, dated 02/25/2016 and recorded 2/29/2016, Register's Office for Davidson County, Tennessee.

Being also known as 105 Thrible Springs Court, Nashville, Tennessee 37211.

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: **105 THRIBLE SPRINGS COURT** **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 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.

WITNESS, this 25th day of February, 2016

Mandy Flannery O'Leary

STATE OF LOUISIANA)
~~COUNTY~~ Parish OF Jefferson)

On this 25th day of February, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mandy Flannery O'Leary** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of February, 2016.

Notary Public KEVIN M. STEEL #26125

Commission Expires: UPON DEATH